CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT DEPARTMENT

110 S. PINE STREET, #101 (ON HERITAGE WALK) • SANTA MARIA, CA 93454-5082 • (805) 925-0951 • TDD 925-4354

January 8, 1998

UC Berkeley
Institute of Governmental Studies Library
109 Moses Hall Univ. of California
Berkeley, CA 94720

SUBJECT: **TRANSMITTAL OF NEWLY ADOPTED SANTA MARIA GENERAL PLAN INTRODUCTION AND NOISE ELEMENT**

On December 16, 1997, the City of Santa Maria City Council approved a comprehensive update to the City's General Plan Introduction and Noise Element. Enclosed you will find a copy of both documents. Please recycle the old introductory chapter and Noise Element in your general plan binder, and replace them with these new documents. This will insure that you have an up-to-date Santa Maria General Plan.

If you have any questions, please contact me at (805) 925-0951, Extension 244.

James W. Stern

JAMES W. STERN, CITY PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

JWS/JPS/lb

Enclosure

L7a-LNEWAD7

FAX: Administration (805) 349-0657 • Community Development (805) 928-7565 • Public Works (805) 928-6632

INTRODUCTION
to the
SANTA MARIA GENERAL PLAN

Adopted December 16, 1997

SANTA MARIA GENERAL PLAN

I. INTRODUCTION

With the adoption of the Noise Element update, Santa Maria completes the final part of its "in-house" General Plan updates. Over the past seven years, each General Plan Element has been prepared by City staff and presented to the Planning Commission and City Council for review and approval. The General Plan elements (noting the year of element adoption in the parentheses) consist of: Land Use (1991), Housing (1993), Circulation (1994), Safety (1995), Resources Management (1996), and Noise (1997).

II. PURPOSE OF THE GENERAL PLAN

The General Plan serves two purposes.

First, as an informational document, the General Plan tells the reader about the community. It describes the community by telling about its past and current status, and establishes a vision for the community's future.

Second, as a policy document, it creates a framework for long-range planning by City decision-makers. The General Plan states where Santa Maria wants to be in the future by establishing the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). Under the guidance of the Plan, each Council and Commission action works toward achieving the broader goals of the City.

III. SCOPE AND FORMAT

Recent updates of the General Plan (Safety, Resources Management, and Noise) include a *Background Information Report* (BIR). The BIR identifies the historical and baseline conditions discussed in the element update. It provides detailed data and technical information, but it does not provide policy statements. By using the BIRs, the General Plan can be summarized to shorten the length of the document and increase readability.

Technical data, including the BIRs, are made a part of the General Plan in Volume II (Technical Appendices). One of the City's objectives in streamlining the format and content of the General Plan and elements is to provide an easily updatable plan. To achieve this, Volume I has several discrete sections, one section for each element. The text of each element is organized as follows.

- Introduction
- Findings
- Goals, Polices, Objectives, and Implementation Programs

Each goal, policy, and objective is identified by a number. For example, the second Housing element goal is H.2; the fourth goal for the Land Use Element is goal L.U.4.

Each page contains the adoption or amendment date of that element (or page) of the General Plan. Future changes to the General Plan can be completed by removing superseded pages and replacing them with revised pages. In this way, the elements can be easily amended without revising the entire General Plan.

State law mandates seven elements in the General Plan. The State considers other elements "optional." The City maintains seven state-mandated elements and two optional elements (*Recreation & Parks* and *Public Facilities & Services*). The Resources Management Element (RME) also contains chapters discussing *Private Community Services* and *Growth Management*.

LAND USE ELEMENT

The Land Use Element (LUE) designates the general distribution, location, and intensity of land use (residential, commercial, industrial, public, open space, agriculture, rights-of way, and other categories of public and private lands). The LUE provides the basis for development and redevelopment. Land use designations dictate the development intensity and compatible zone designation(s).

Zoning is closely tied to land use in California; state courts have ruled that "zoning must be consistent with land use." However, zoning and land use are not the same thing. Zoning is one tool used to implement the land use of a property.

CIRCULATION ELEMENT

Circulation implies the movement of people, goods, and services in, and through, the area. The Circulation Element examines the circulation of cars, buses, trains, airplanes, bicycles, pedestrians, and also the movement of goods through pipelines and utilities--all forms of transportation. The Element thoroughly looks at the street system as it functions today and under full buildout. It uses trip generation rates and traffic models to establish traffic patterns based on existing and future land uses identified in the LUE.

NOISE ELEMENT

Noise in the urban environment invades our daily lives. Noise is a necessary part of living; however, excessive noise is a nuisance. The Noise Element identifies excessive noise sources (e.g., roads, airports, helipads, railroads, and mechanical equipment) and establishes compatibility standards for indoor and outdoor activities in the city. The Noise Element incorporates traffic growth projections from the Circulation Element to forecast noise impacts in the future.

SAFETY ELEMENT

The Safety Element identifies areas of risk associated with living and working in Santa Maria. These areas of risk include geologic, fire, flooding, electro-magnetic fields, oil wells and sumps, landfill gases, aircraft safety, hazardous materials, and drinking water risks.

Additionally, the Safety Element summarizes the City's emergency plan in a clear and concise manner.

RESOURCES MANAGEMENT ELEMENT

Formerly the Environmental Resources Management Element (ERME), the Resources Management Element (RME) addresses environmental and human-made resources in the community. The RME includes the State mandated Conservation and Open Space elements. It also includes two optional elements--Recreation & Parks and Public Facilities & Services and chapters addressing Private Community Services and Growth Management.

HOUSING ELEMENT

The Housing Element consists of an identification and analysis of current and future housing needs. It establishes goals, policies, objectives, and programs for the preservation, improvement and development of housing. As the only element of the general plan requiring state certification, Santa Maria's Housing Element was certified by the State Department of Housing and Community Development in September 1993. In accordance with state mandate, the Housing Element will need to be updated by June 30, 2001.

IV. IMPLEMENTATION

Once the General Plan has been adopted, local officials must implement it (Government Code 65103(c)). Consequently, the Santa Maria General Plan establishes programs that will carry out the goals, policies, and objectives established in each element.

Tools to implement the goals, policies, and objectives of the City include, but are not limited to, the zoning, subdivision, noise ordinances, and building codes; specific plans; environmental procedures; capital improvement programs; AB 1600 fee programs; grants; Measure D funding; Community Development Block Grant (CDBG) funding; developer agreements; and assessment districts.

The implementation measures must be consistent with the goals and objectives of the general plan.

V. BASIC GENERAL PLAN TERMINOLOGY

GOAL: broad statement of the "end-state" that the City seeks to attain;

OBJECTIVE: measurable statement; achieving a series of objectives leads to the attainment of the goal;

POLICY: a specific statement guiding actions and providing clear commitment;

PROGRAM: action leading to attainment of one or more objectives.

GOALS

Before any consideration of individual elements, it is important to look at the Santa Maria General Plan as a whole. What does the General Plan say about the community, and what does it mean?

Primary Goal Statement of the General Plan

Enhance the quality of life for the residents of the community--first for the City of Santa Maria and second for the Santa Maria Valley.

This statement implies that the City will seek to ensure the maintenance of an environment that is responsive to the individual's psychological, aesthetic, and physical needs.

Basic Goals

A number of important sub-goals flow from the General Plan's primary goal. These goals are:

- *Encourage the kind of economic growth and development which supplies jobs and economic self-sufficiency for existing and future residents, maintains the City's ability to finance public improvements, and provides for human services.*

- *Plan for growth and development that occurs in an orderly fashion in accordance with adopted policies and procedures governing the use of land, residential development, provision of services, and distribution of new housing units throughout the planning area.*

- *Preserve the natural environment surrounding the City of Santa Maria by adopting City-wide and area-specific policies and programs for open space preservation and management of the environment.*

- *Encourage the development of cultural, educational, and recreational facilities & activities, ensuring the availability to all segments of the population.*

The General Plan contains a series of programs designed to implement these basic goals, as well as the goals stated within each element of the Plan. Instances may arise where the City may need to rank the relative importance of the General Plan goals and to emphasize the implementation of one or more goals. For example, in specific situations, the City may be required to choose whether to emphasize balanced housing opportunities, expanded employment opportunities, or add positive fiscal benefits.

The General Plan implementation programs and standards have been designed with sufficient flexibility to permit the City to emphasize those goals which provide the greatest public benefit in any given situation.

REVISING AND AMENDING THE GENERAL PLAN

The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change.

Local governments plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the general plan. The portions of the plan with a short-term focus, such as an implementation program, should be renewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions.

The City conducts annual reviews of the General Plan to insure that it describes changing conditions within the community. This can be accomplished as part of the annual report to the legislative body on the status of the plan and progress in its application, as required by Government Code Section 65400.

The entire plan, including the basic policies, should be thoroughly reviewed every five to seven years and revised as necessary to reflect new conditions, local attitudes, and political realities. The housing element must be reviewed and updated as specified in State Law (Title 25, California Administrative Code Section 6472).

While this provides a systematic method to evaluate the progress of the general plan, it does not preclude a citizen, developer, or the City from initiating an amendment between these major review periods. State law allows a local jurisdiction to amend its general plan four times a year. Each time the plan is amended, the locality may modify or add as many provisions as necessary to address its perceived needs.

In reviewing proposals for general plan amendments, local officials should remember that the General Plan is a policy document for the entire community. The plan should be amended only when a compelling reason exists to support a change that is necessary--not merely because a property owner or group of citizens desires the amendment.

The City must follow the procedures outlined in Government Code Sections 65350 et. seq. to amend the General Plan. An amendment to the general plan constitutes a project under the California Environmental Quality Act (CEQA) and, therefore, must be evaluated for its environmental effects.

Proposed general plan amendments should be referred to all interested governmental agencies for comment prior to adoption. Following formal adoption, the amendments should be sent to all people and organizations known to possess copies of the general plan. Amendments sent to the Office of Planning and Research are forwarded to the Government Publications Section of the California State Library to be shelved with the general plan documents in the county-municipal collection.

SANTA MARIA GENERAL PLAN

- Land Use Element (1991)
- Circulation Element (1994)
- Noise Element (1986)
- Safety Element (1995)
- Resources Management Element (1996)
- Housing Element (1993)

Reformat Adopted April 21, 1986

TABLE OF CONTENTS

LAND USE ELEMENT
of the
SANTA MARIA GENERAL PLAN

GP-87-07, E-87-34

CITY OF SANTA MARIA
Community Development Department
110 South Pine Street #101
Santa Maria, CA 93454
(805) 925-0951 x244

prepared by:

Bill Shipsey, Project Planner
Jerry E. Frasier, Principal Planner
William H. Orndorff, Director

Adopted August 20, 1991
Amended December 7, 1993
Amended May 17, 1994
Amended August 2, 1994
Amended October 21, 1997

RESOLUTION 97-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT REGARDING AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND TITLE 12 OF THE MUNICIPAL CODE, GP-97-01, Z-97-01, E-97-16

WHEREAS, the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 to 21174, as amended, require the evaluation of the environmental impact, and the preparation of an environmental impact report or a negative declaration, for all projects; and

WHEREAS, the City Council of the City of Santa Maria has reviewed and considered an initial environmental study for the hereinafter described project; and

WHEREAS, there appears to be no substantial detrimental environmental impact from the proposed project, based on the Initial Environmental Study, E-97-16 (incorporated herein by reference);

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. It is the finding of the City Council of the City of Santa Maria that there will be no detrimental environmental impact arising from the proposed project.

2. The City Clerk is hereby authorized and directed to file a negative declaration with the County Clerk.

3. The proposed project is described as follows:

Amendments to the Land Use Element of the General Plan and Title 12 of the Municipal Code regarding preservation of existing commercial shopping centers. The amendments to the Land Use Element revise and add policies pertaining to the maintenance of existing neighborhood and community oriented commercial centers. The Municipal Code amendments will establish restrictions on the sale of non-taxable goods in stores with a gross floor area over 90,000 sq. ft.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held October 21, 1997.

/s/ABEL MALDONADO
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

CONTENTS:

APPROVED AS TO FORM:

BY: DEPARTMENT HEAD

BY: CITY ATTORNEY

BY: CITY ADMINISTRATOR

RESOLUTION NO. 97-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA AMENDING THE TEXT OF THE LAND USE ELEMENT OF THE GENERAL PLAN (GP-97-01, LAND USE TEXT AMENDMENT)

WHEREAS, on October 21, 1997, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the project GP-97-01; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970, Public Resources Code Section 21000 - 21744, as amended, require the evaluation of the environmental impact report or negative declaration for all projects; and

WHEREAS, the City Council of the City of Santa Maria has reviewed and considered an Initial Environmental Study, E-97-16, incorporated herein by reference, addressing the text amendments to the Santa Maria General Plan Land Use Element; and

WHEREAS, there appears to be no substantial detrimental environmental impacts from the proposed project as stated in Initial Environmental Study, E-97-16, on file in the Community Development Department of the City of Santa Maria; and

WHEREAS, the City Manager's staff report dated October 21, 1997, (incorporated herein by reference) has indicated the importance to the community of maintaining the City's existing commercial "strip" centers; and

WHEREAS, these commercial strip centers provide convenient shopping and employment to the City's residents, thereby reducing vehicular trips which is consistent with the Circulation and Environmental Resource Management Elements of the General Plan; and

WHEREAS, the City Council recognizes the significance of retail sales as an important ingredient in the City in maintaining an adequate income to provide necessary community services to maintain the public's health, safety and general welfare; and

WHEREAS, the General Plan and Zoning amendments are found to be necessary to maintain the land use patterns of the City's adopted Land Use Element; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said meeting;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that the City Council amends the General Plan Land Use Element text as shown in Exhibit A.

PROJECT DESCRIPTION

Amendments to the text of the General Plan Land Use Element establishing policies regarding the preservation of existing neighborhood and community oriented commercial centers.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held October 21, 1997.

/s/ABEL MALDONADO
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

CONTENTS:

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

BY: _____
DEPARTMENT HEAD

BY: _____
CITY ADMINISTRATOR

EXHIBIT A

SECTION III
GOALS, POLICIES, OBJECTIVES, AND IMPLEMENTING AGENCIES AND PROGRAMS

A. GOAL L.U.1 -- COMMUNITY CHARACTER

Maintain and improve the existing character of the community as the ~~residential~~, industrial, and commercial retail center for northern Santa Barbara County and southern San Luis Obispo County.

POLICY L.U.1 -- Balanced Land Use Mix

Establish and maintain a balanced mix of land uses to meet the present and future demands of the community.

OBJECTIVE L.U.1a
Residential: Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development.

OBJECTIVE L.U.1b
Commercial: Establish and maintain areas in which business may be conducted, merchandise sold and distributed, and public and private services rendered in an efficient, convenient and effective environment with minimal impacts to adjacent land uses.

OBJECTIVE L.U.1c
Commercial: Continue to maintain the City's retail sales emphasis to allow the City to maintain a consistent income to support necessary community services and to preserve the City's smaller retail community strip centers.

OBJECTIVE L.U.1~~c~~d
Industrial: Establish areas in which industrial and commercial manufacturing activities may take place without interfering with or interference from adjacent uses.

OBJECTIVE L.U.1~~d~~e
Open Space: Set aside land to meet the present and future needs for recreation and park facilities and establish adequate buffers to protect prime agricultural land within the Santa Maria Valley from urban encroachment.

OBJECTIVE L.U.1~~e~~f
Schools: Identify and reserve future school sites within the planning area.

OBJECTIVE L.U.2de

Provide large areas for agricultural related industry that are free from urban type uses, thus, avoiding typical land use conflicts.

OBJECTIVE L.U.2ef

Coordinate future land uses with the Santa Maria-Bonita School District, Orcutt Union School District, and the Santa Maria Unified High School District to ensure that adequate school sites are reserved to support future growth.

OBJECTIVE L.U.2fg

Ensure that development "pays its own way" by minimizing publicly financed and maintained facilities, and assume that development will be phased with construction and provision of supporting infrastructure. Implement developer fees and improvement districts assuring adequate community facilities are provided as development occurs.

OBJECTIVE L.U.2gh

Ensure that adequate land is provided for those institutional and public activities which will serve new development consistent with the established standards of the General Plan.

OBJECTIVE L.U.2hi

Study and propose possible hazardous waste transfer sites, as necessary, consistent with the county's adopted hazardous materials management plan.

ANTICIPATED RESULTS

Coordinated regional and City agency programs that develop and provide urban services to City residents. This includes infrastructure condition evaluation, infrastructure replacement and modification, funding, capital improvements planning and budgeting, Sphere of Influence coordination, and annexation planning.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for Goal L.U.1 will provide the means to implement the above policy and objectives.

2. The City shall require the development of specific and master plans for new development within the City to be annexed to the City, and to be in the Sphere of Influence.

3. Require agreements to annex, as appropriate, as a condition of City utilities and public services extension.

ACCOMPLISHMENTS TO DATE

1. The City's Zoning Ordinance is consistent with the General Plan Land Use Element. The residential densities permitted by the Zoning Ordinance and General Plan designations are shown in Table LU-2.

2. Since 1985, 340 acres were rezoned to permit additional land for housing.

~~3. The Sphere of Influence Boundary Study process began in 1986 and an EIR for the project is expected to be completed in 1991.~~

3. In 1996, the City added 35 acres of retail commercial in the vicinity of U.S. 101 and Betteravia Road.

B. GOAL L.U.2 -- URBAN SERVICES (Page 26, L.U.E.)

Provide all necessary urban services and facilities for present and future City residents which includes providing sufficient land for community facilities (i.e., fire station, police station, library, cultural center).

POLICY L.U.2 -- Infrastructure Timing

Insure that all urban services and infrastructure are planned and provided for in a timely manner and sufficient land is reserved for this provision.

OBJECTIVE L.U.2a

Maintain the Land Use Element to ensure a pattern of residential densities which can be served by the sewage, drainage, transportation, and utility systems, schools, and recreational facilities of the community.

OBJECTIVE L.U.2b

Coordinate land uses to match improvements to the urban infrastructure.

OBJECTIVE L.U.2c

Provide for and maintain well-located commercial and industrial sites for new development that are adequately served by highways, railroads, utilities, and other municipal services, and do not impact established residential areas.

OBJECTIVE L.U.2d

Provide for and maintain well-located and community oriented retail shopping centers to allow for convenient community access to essential goods and services as well as convenient employment.

4. Encourage and protect agriculture in the City's Planning Area.

5. Continue to identify the useful life of infrastructure and establish appropriate rehabilitation programs.

6. Continue the land banking and exaction programs that would benefit schools, parks, libraries and other public facilities for site acquisition.

7. Require all developments to include bikeways and linear parkways in their site design, linking adjacent subdivisions with bikeways and parkways consistent with the bikeways plan in the Circulation Element.

8. Evaluate current City fees to determine if they are appropriate and revise, if deemed necessary, to cover direct and indirect costs consistent with AB1600.

9. Implement developer fees, improvement districts, and environmental mitigation measures as conditions to those lands being annexed to "buy in" to and to allow for future infrastructure expansion of the City's existing infrastructure and community facilities deemed necessary to support the new development.

10. Study and propose possible hazardous waste transfer sites as necessary, consistent with the county's adopted hazardous materials management plan, and forward recommendations to Santa Barbara County.

11. Amend the zoning ordinance(s) to require that large commercial centers be primarily retail oriented to preserve and maintain the City's existing community oriented shopping centers that contain grocery stores as major attractors "anchors" to the center.

RESOLUTION NO. 94-147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA AMENDING THE TEXT OF THE LAND USE ELEMENT OF THE GENERAL PLAN (GP-94-02, LAND USE ELEMENT TEXT AMENDMENT)

WHEREAS, on August 2, 1994, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the project GP-94-02; and

WHEREAS, project GP-94-02 is a Class 5 Categorical Exemption requiring no additional environmental review; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that:

1. The Land Use Element of the General Plan is hereby amended to incorporate the text amendment as set out in Exhibit 1, attached hereto.

2. The Community Development Department is authorized and directed to publish, distribute, and keep on file copies of the amendment to the Land Use Element of the General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held August 2, 1994.

/s/ GEORGE S. HOBBS, JR.
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

attachment

APPROVED AS TO FORM:
BY: [signature]
CITY ATTORNEY

CONTENTS:
BY [signature]
DEPARTMENT HEAD
BY: [signature]
CITY ADMINISTRATOR

File: H-1.2.18

EXHIBIT 1

Proposed Text Amendment to the
Land Use Element of the General Plan

- **LOW MEDIUM DENSITY RESIDENTIAL (LMDR-8)**

  Purpose. To encourage densities that are responsive to the economic considerations of providing affordable single-family housing on small lots while at the same time maintaining design flexibility, adequate individual private open space, and the character of a single-family neighborhood.

  Types of Uses. Single-family detached dwelling units with an overall (average) density not to exceed eight dwelling units per acre, with variable lot sizes for single-family detached units. This development type would usually require zero side yard development to maximize private, usable yards. Developments without zero side yards may require the larger lots and setbacks typically found in the R-1 zones.

  Corresponding Zoning. RSL-1, RMH, R-1, R-2, PD overlay.

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 94-147 which was duly and regularly introduced and adopted by said City Council at a regular meeting held August 2, 1994 by the following vote:

AYES: Councilmembers Bob Orach, Curtis J. Tunnell, Thomas B. Urbanske and Mayor George S. Hobbs.

NOES: None.

ABSENT: Councilmember Toru Miyoshi.

Janet Kalland

City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

RESOLUTION NO. 94-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND APPROVING GENERAL PLAN TEXT AMENDMENT (LAND USE), GP-94-01, E-94-04

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing on May 17, 1994, for the purpose of considering a request for a General Plan Text Amendment (Land Use) for GP-94-01; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970, Public Resources Code Section 21000 - 21774, as amended, require the evaluation of the environmental impact report or a negative declaration for all projects; and

WHEREAS, the City Council of the City of Santa Maria has reviewed and considered an Initial Environmental Study, E-94-04, incorporated herein by reference, for a text amendment to the Santa Maria General Plan Land Use Element; and

WHEREAS, there appears to be no substantial detrimental environmental impacts from the proposed project as stated in Initial Environmental Study, E-94-04, on file in the Community Development Department of the City of Santa Maria; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that the City Council authorize the filing of Negative Declaration, E-94-04, with the Santa Barbara County Clerk; and amend the General Plan Land Use Element with the text described below and shown in Exhibit A, attached hereto.

PROJECT DESCRIPTION

1. Amendment to Section II, Part H, Page 19 (Exceptions), of the adopted Land Use Element of the General Plan as outlined in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held May 17, 1994.

George Stott
Mayor

ATTEST:

Janet Gallant
City Clerk

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

CONTENTS:

BY: _____
DEPARTMENT HEAD

BY: _____
CITY ADMINISTRATOR

File: H-2

PROPOSED LAND USE ELEMENT TEXT AMENDMENTS

Section II, Part H, current page 19: EXCEPTIONS

H. EXCEPTIONS

5. When a parcel developed with an existing multi-family apartment complex is proposed for a condominium conversion, a density bonus of up to 10 percent may be provided if the parcel meets the following standards:

   - Parcel is designated in the Land Use Element as MDR (Medium Density Residential).
   - Parcel is located in one of the City's four Special Study areas as shown in the Land Use Element of the General Plan.
   - Parcel is non-conforming to the General Plan density requirements.
   - Parcel is over one acre in size.
   - Parcel meets all condominium development standards stated in Chapter 46 of Title 12 of the Santa Maria Municipal Code or will be conditioned to meet these standards before conversion is approved.
   - Parcel was fully constructed prior to January 1, 1994.

   If this exception is granted, no additional dwelling units will be allowed on the parcel and the density bonus must bring the parcel into conformance with the General Plan density requirements.

6. Medium Density Residential (MDR) land that is presently developed with rental assisted, affordable housing for senior or handicapped individuals, or Medium Density Residential (MDR) land that is contiguous to and developed in conjunction with property with existing affordable senior or handicapped housing, may be developed at a density not to exceed 22 dwelling units per acre. This is provided that the unit size of proposed dwellings does not exceed 600 square feet, and the project is properly conditioned to provide rental assisted, affordable housing for both senior and handicapped individuals.

EXHIBIT A

RESOLUTION NO. 93-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN (GP-93-06, LAND USE ELEMENT AMENDMENTS)

WHEREAS, on June 5, 1990, the City Council, by Resolution 90-72, certified the Final Environmental Impact Report for project, GP-87-07 (Land Use Element Update of the General Plan); and

WHEREAS, by Resolution 91-109, the City Council of the City of Santa Maria, adopted the Land Use Element (Text) Update of the General Plan; and

WHEREAS, subsequent to the adoption of the Land Use Element, certain errors and omissions were identified in the adopted Land Use Element; and

WHEREAS, the adoption of the Land Use Element amendments will correct the identified errors and omissions; and

WHEREAS, the text and graphic amendments constitute technical changes to the adopted Land Use Element; and

WHEREAS, the certified Final Environmental Impact Report adequately addresses the text and graphic amendments identified in project GP-93-06; and

WHEREAS, the City Planning Commission reviewed the proposed project and adopted Resolution 1997 recommending City Council adoption of the project; and

WHEREAS, on December 7 , 1993, the City Council of the City of Santa Maria held a regularly scheduled hearing for the purpose of considering text and graphic technical amendments to the Land Use Element of the General Plan; and

WHEREAS, notices of said hearing were made at the time and in the manner required by law; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that:

1. The Land Use Element of the General Plan is hereby amended to incorporate the graphic exhibits identified in Attachment 1 and the text amendments as set out in Attachment 2 of the City Council Agenda Report dated December 7, 1993.

2. The Community Development Department is authorized and directed to publish, distribute, and keep on file copies of the amended Land Use Element of the General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held December 7, 1993.

/s/ GEORGE S. HOBBS, JR.
Mayor

ATTEST:

APPROVED AS TO FORM:
BY: _____
CITY ATTORNEY

JANET KALLAND
City Clerk

By /s/ GWENDOLYN BLACKWELL
Deputy

CONTENTS.
BY: _____
DEPARTMENT HEAD
BY: _____
CITY ADMINISTRATOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 93-174 which was duly and regularly introduced and adopted by said City Council at a regular meeting held December 7, 1993 by the following vote:

AYES: Councilmembers Toru Miyoshi, Bob Orach, Thomas B. Urbanske and Mayor George S. Hobbs.

NOES: None.

ABSENT: Councilmember Curtis J. Tunnell.

JANE KALLAND
City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

By _____
Deputy

File: H-1.2.17

RESOLUTION NO. 91-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA UPDATING THE LAND USE ELEMENT (TEXT) FOR PROJECT GP-87-07 (LAND USE ELEMENT UPDATE OF THE GENERAL PLAN)

WHEREAS, on June 5, 1990, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the Environmental Impact Report, E-87-34, for projects, GP-87-07 and Z-90-27; and

WHEREAS, the City Council certified EIR, E-87-34 as complete; and

WHEREAS, on May 21, June 18, July 16, and August 20, 1991, the City Council considered Land Use Element (text) changes described in project, GP-87-07 referenced in Planning Commission memo dated May 13, 1991; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of California Environmental Quality Act of 1970, Public Resources Code, Sections 21000-21174, as amended, require the evaluation of the environmental impact and the preparation of an Environmental Impact Report EIR; and

WHEREAS, the EIR has been considered prior to making a decision on the project; and

WHEREAS, the Planning Commission of the City of Santa Maria has held two public workshops on the proposed amendments to the Land Use Element and reviewed and considered the Environmental Impact Report, E-87-34, incorporated herein by reference, together with all comments and responses to said environmental impact report; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that the City Council amend the General Plan (Land Use) as noted in the Draft Land Use Element Update dated May 1991, Exhibit A, on file in the Santa Maria Community Development Department.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held August 20, 1991.

George Abott
MAYOR

ATTEST:

Janet Kallhoff
CITY CLERK

CONTENTS:

BY: [illegible]
DEPARTMENT HEAD

BY: [illegible]

APPROVED AS TO FORM

BY: [illegible]

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 91-109 which was duly and regularly introduced and adopted by said City Council at a regular meeting held August 20, 1991 by the following vote:

AYES: Councilmembers Dan A. Firth, Bob Orach, Curtis J. Tunnell, Thomas B. Urbanske and Mayor George S. Hobbs, Jr.

NOES: None.

ABSENT: None.

Janet Kalland

City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

RESOLUTION 90-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA CERTIFYING ENVIRONMENTAL IMPACT REPORT, E-87-34, PREPARED FOR PROJECTS GP-87-07 AND Z-90-27, ADOPTING THE FINDINGS/STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING LAND USE ELEMENT (MAP) CHANGES OF PROJECT GP-87-07 (LAND USE ELEMENT UPDATE OF THE GENERAL PLAN)

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the Environmental Impact Report, E-87-34, for projects, GP-87-07 and Z-90-27; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS the provisions of the California Environmental Quality Act of 1970, Public Resources Code, Sections 21000-21174, as amended, require the evaluation of the environmental impact and the preparation of an Environmental Impact Report (EIR); and

WHEREAS the EIR has been considered prior to making a decision on the project; and

WHEREAS, the City Council of the City of Santa Maria has reviewed and considered the Environmental Impact Report, E-87-34, incorporated herein by reference, together with all comments and responses to said environmental impact report; and

WHEREAS, said environmental impact report contained three alternatives including a "no project" alternative; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing and has determined that significant environmental effects were identified in the environmental impact report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria certifies draft EIR, E-87-34, and Errata contained in the Planning Commission memorandum dated April 27, 1990, and the completed Response to Comments as the Final Environmental Impact Report, in compliance with the California Environmental Quality Act and the CEQA Guidelines, and adopts the Findings and Statement of Overriding Considerations (Exhibit X) attached herewith; and

FURTHER, that the City Council has reviewed and considered EIR, E-87-34, prior to consideration of any project subject to this report; and

FURTHER, in addition to considering the Land Use Element (Map) changes described in Exhibits A, B, D, E, F, and G, the City Council considered alternative Land Use Element (Map) changes described in Exhibits D-1, E-1, and G-1; and

FURTHER, that the City Council amend the General Plan (Land Use) as noted in Exhibits A, B, D-1, E, and F, as attached to the City Council Staff Report, dated May 18, 1990, in the following manner:

EXHIBIT A:

JUAN PACIFICO ONTIVEROS ELEMENTARY SCHOOL
Northwest corner of Taylor Street and Arriba Way
Assessor's Parcel No. 117-030-68; 9.42 acres

GENERAL PLAN:
FROM Low Density Residential (5 du/ac) **TO** Community Facilities

EXHIBIT B:

GEORGE WASHINGTON BATTLES ELEMENTARY SCHOOL
South of Enos Drive, east of Lark Street, and north of Battles Road
Assessor's Parcel No. 128-066-20; 11.58 acres

GENERAL PLAN:
FROM Low Density Residential (5 du/ac) **TO** Community Facilities

EXHIBIT D-1:

COSSA PROPERTY
East of the Pioneer Village subdivision and Casa del Rio Mobile Home Park
Assessor's Parcel No. 128-033-11; 51.48 acres

GENERAL PLAN:
FROM Agricultural Open Space (Primary)
TO Lower Density Residential (4 du/ac), 33.12 acres, and Low Medium Density Residential (8 du/ac), 18.36 acres

EXHIBIT E:

WHITE-CHENOWITH-RICE PROPERTY
Northeast corner of Betteravia Road and "A" Street
Assessor's Parcel Nos. 117-330-25, -54, -61 (part), and -62 (part); approximately 42 acres

GENERAL PLAN:
FROM General Industrial **TO** Low Density Residential (5 du/ac)

EXHIBIT F:

CONSOLIDATED LUMBER - FLOYD V. WELLS PROPERTIES
1327 - 1335 West Betteravia Road
Assessor's Parcel Nos. 117-330-45, -61 (part), and -62 (part); approximately 13.8 acres

GENERAL PLAN:
FROM General Industrial **TO** Heavy Commercial Manufacturing

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held June 5, 1990, by the following roll call vote:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:
BY:
CITY ATTORNEY

CONTENTS:
BY:
DEPARTMENT HEAD
BY:
CITY ADMINISTRATOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 90-72 which was duly and regularly introduced and adopted by said City Council at a regular meeting held June 5, 1990 by the following vote:

AYES: Councilmembers Dan A. Firth, Bob Orach, Curtis J. Tunnell (except as to Exhibit E), Thomas B. Urbanske and Mayor George S. Hobbs, Jr.

NOES: None.

ABSENT: None.

ABSTAINED: Councilmember Curtis J. Tunnell from Exhibit E.

Janet Kalland

City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

APPENDIX X
STATEMENT OF OVERRIDING CONSIDERATIONS

A. Findings that Certain Project Specific Impacts are Mitigated to Insignificance by Project Design or by Conditions of Approval.

1. LAND USE - mitigation measures discussed on page 3-5 of EIR, E-87-34

2. PUBLIC SERVICES:
   FIRE - mitigation measures discussed on page 3-15
   POLICE - mitigation measures discussed on page 3-16
   SCHOOLS - mitigation measures discussed on page 3-21
   PARKS AND RECREATION - mitigation measures discussed on page 3-24
   LIBRARY - mitigation measures discussed on page 3-26

3. PUBLIC UTILITIES:
   NATURAL GAS - mitigation measures discussed on page 3-30
   WATER - mitigation measures discussed on page 3-35 and in Response to Comments on page 4
   SEWER - mitigation measures discussed on page 3-37
   STORM DRAINAGE - mitigation measures discussed on page 3-38
   SOLID WASTE DISPOSAL - mitigation measures discussed on page 3-41

4. FISCAL - mitigation measures discussed on pages 3-45 and 3-46

5. HYDROLOGY - mitigation measures discussed on page 3-57

6. PLANT LIFE - mitigation measures discussed on pages 3-60, 3-61, and in Response to Comments on page 11

7. NATURAL RESOURCES - mitigation measures discussed on page 3-62

8. CULTURAL RESOURCES - mitigation measures discussed on page 3-63

9. NOISE - mitigation measures discussed on page 3-80

10. LIGHT AND GLARE - mitigation measures discussed on page 3-82

11. TRANSPORTATION AND CIRCULATION - mitigation measures discussed on page 3-102

B. Finding that Certain Unavoidable Impacts are Mitigated to the Maxi. . Extent Reasonably Feasible.

The EIR for the project identifies two significant adverse environmental impacts which cannot be mitigated to insignificance by the adoption of mitigation measures. The conversion of agricultural land to urban uses is an unavoidable impact of the project. Air Quality impacts are not site specific and the same impacts would result from similar development at any location within the Santa Maria Valley.

1. EARTH - mitigation measures discussed in Response to Comments on pages 5 and 6

2. AIR QUALITY - mitigation measures discussed on page 3-76 of EIR, E-87- 34, and in Response to Comments on page 8

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LIST OF EXHIBITS

LIST OF TABLES

SECTION I
INTRODUCTION

A. PREFACE

The Land Use Element (LUE) designates the placement and distribution of future development and allows orderly growth to occur in the City. The LUE establishes future land use patterns and specifies the appropriate residential [1]***density*** and development [2]***intensity***. Basic policies that relate to land use are identified and serve as a guide for decision-makers (City Council and Planning Commission) to direct the development of the City. In addition, the Land Use Element provides an overall design framework for the City to administer and implement the General Plan.

The Santa Maria Land Use Element fulfills the requirements of the State Planning Act and the regulations in Section 65300 et seq. of the Government Code of the State of California. Section 65302(a) of the Government Code states that the Land Use Element must contain the following:

- A design of the proposed general location, distribution, and extent of land uses, including land for housing, business, industry, open space, agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private [3]***land use***.

- A statement concerning the standards of population density and building intensity recommended in those areas covered by this plan.

- The identification and annual review of land uses in those areas subject to flooding.

Additionally, the Land Use Element must conform with (or adopt) the Santa Barbara County Hazardous Waste Management Plan and implement the provisions of the Surface Mining and Reclamation Act. Each of these state laws requires the City to include specific goals and policies in the General Plan as they relate to the topics of concern.

The existing Land Use Element was adopted by the City Council on February 21, 1978. The text was reformatted in April 1987 and incorporated amendments made through April 21, 1987. This text updates the current Land Use Element and provides new, appropriate [4]***goals***, [5]***policies***, and [6]***implementation programs*** guiding the City's development.

B. INTRODUCTION

The Land Use Element for the City of Santa Maria represents the efforts of the City staff, the Planning Commission, the City Council, and the local citizens to plan the physical development of the Santa Maria [7]***Planning Area***. The Planning Area encompasses the City, the [8]***Sphere of Influence***, and areas outside the Sphere of Influence but where decisions made within the area could affect City interests. In general, the Planning Area encompasses the City of Santa Maria and the urbanized areas of Orcutt and Tanglewood, as well as the land between and immediately adjacent to these developed areas as shown in Exhibit LU-1. The Sphere of Influence is the probable 20-year boundary of the City as approved by the Local Agency Formation Commission ([9]***LAFCO***). Decisions made by the City will affect the residents and businesses within the sphere area.

The Land Use Element presents a plan that reflects Santa Maria's social and economic needs and promotes maximum livability as the community continues to develop. In addition, the LUE, in conjunction with other elements of the General Plan, strives to minimize the community's exposure to the adverse influences associated with urban development such as flood hazard, seismic activity, air quality impacts, traffic and circulation hazards, and land use conflicts. Specifically, the LUE serves to:

- a.) Set forth, in general but meaningful terms, the goals of the City for future development.
- b.) Promote a balanced and functional mix of land uses consistent with community values.
- c.) Guide public and private investments.
- d.) Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan.
- e.) Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding.
- f.) Inform the public regarding the land use policies of the City.
- g.) Set forth the basic policies for dealing with land use problems and responding to the opportunities for positive growth and development. These policies are a statement of how the City intends to approach development questions as they present themselves.
- h.) Establish the different land use classifications for lands within the City's Sphere of Influence and provide desired land use activities.
- i.) Apply land use classifications to specific geographic locations, thus providing a basis for appropriate specific zoning.

C. PLANNING PERIOD

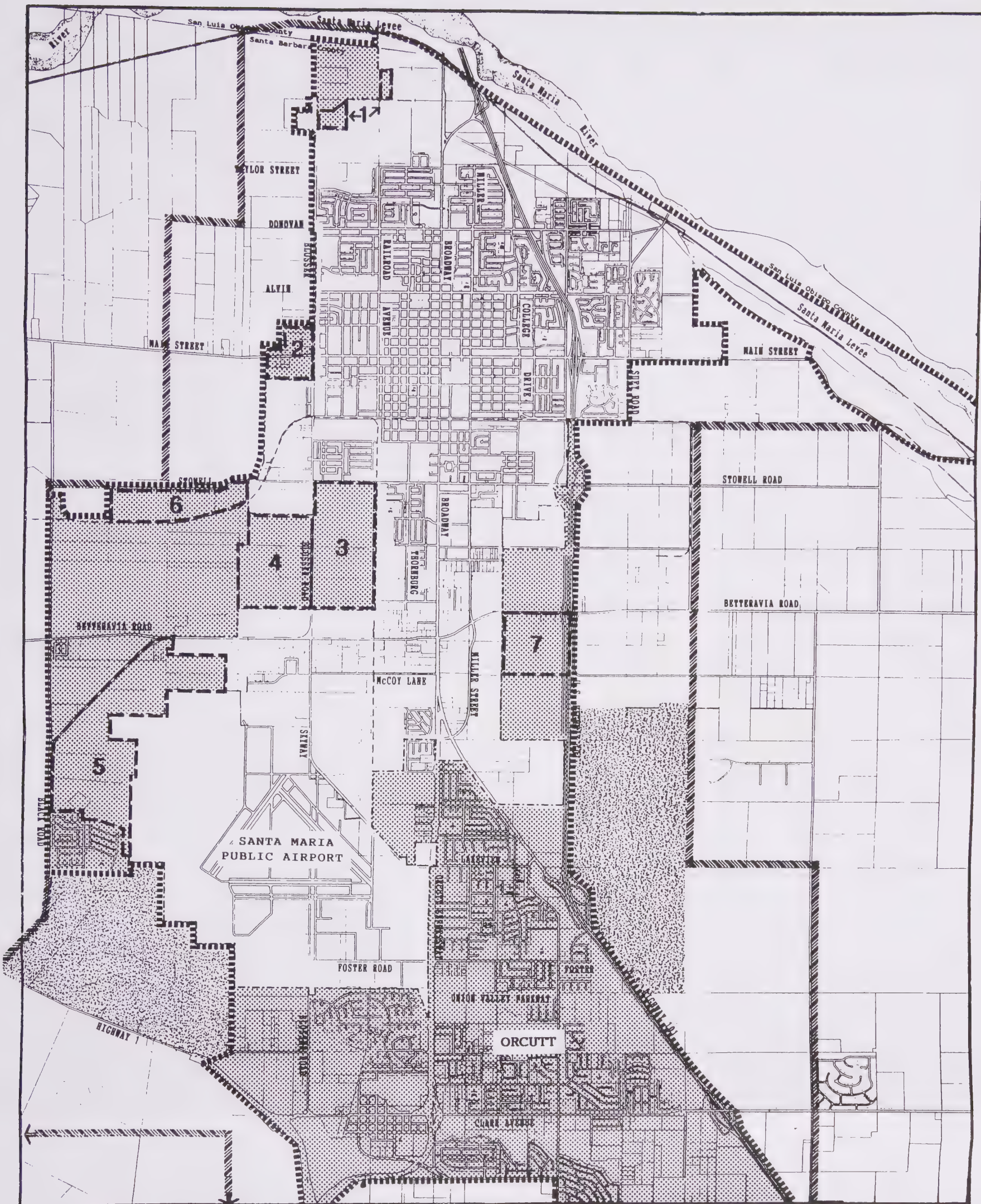
The Land Use Element is intended to serve as the community's basic land use strategy for the next 20 years. The planning period should not be viewed as the time span in which ultimate development, as addressed in the Land Use Policy Map, will occur. Further, the 20 year planning period is not the time span in which all the goals and [10]*objectives* of the element will be achieved.

D. ASSUMPTIONS

The Land Use Element makes certain assumptions which have great bearing on the development of the land use goals and policies of the City. The assumptions about the planning area are those factors or influences on the Planning Area that are in a sense "givens" over which the community has little control or which reflect long-standing attitudes about Santa Maria and its physical development. The assumptions also reflect the evaluation of present and future trends, as well as the availability of information relevant to the [11]*planning process*.

The assumptions that form the basis for the Land Use Element are:

1. The quality of life in Santa Maria can be improved by the maximum participation of citizens and public officials in a concerted planning effort.



LEGEND

NOTE: South of Stubblefield Road, the Planning Area follows the Santa Barbara County Urban Area Boundary Line.

N
NO SCALE

CITY SPHERE OF INFLUENCE (LAFCO RESOLUTION 8/5/93)

PLANNING AREA

UNINCORPORATED AREAS WITHIN THE SPHERE OF INFLUENCE

SPHERE BOUNDARY ALTERNATIVE AREAS

ANNEXATION TARGET AREAS

1 ANNEXATION #82
2 ANNEXATION #85
3 ANNEXATION #86
4 ANNEXATION #87
5 ANNEXATION #88
6 ANNEXATION #89
7 ANNEXATION #90

EXHIBIT LU-1

SPHERE OF INFLUENCE TARGET and ALTERNATIVE AREAS

2. The City and County will work with increased coordination toward common goals in guiding future development in the Sphere of Influence and Planning Area. Both entities exercise substantial influence over development decisions, but individual actions taken must be in concert with mutually established goals.

3. The City will pursue a policy of accommodating growth compatible with adopted social, economic, and environmental objectives.

4. The State Water Project may be constructed to provide water to the valley within the planning period.

5. Development will pay its own way for infrastructure.

6. The [12]***capital improvement*** programming necessitated by the community's development can be undertaken in accordance with this LUE.

7. The basic procedures and tools to accommodate the community's growth and development will be substantially the same as they are now and will include the [13]***Specific Plan*** process.

8. All, or parts of, Sphere of Influence Target Areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C (see Exhibit LU-1) will be [14]***annexed*** into the City during the planning period.

SECTION II
PLANNING CONSIDERATIONS AND FINDINGS

As development occurs, provision of adequate infrastructure capacity is essential for assisting growth in Santa Maria. Future development in the City, Sphere of Influence, and Planning Area will depend on the availability of vacant land and urban services in order to meet development needs. This section of the Land Use Element addresses these issues, as well as growth management.

A. FINDINGS

The City's ability to sustain growth depends on the capacity of resources, municipal services, and the availability of land.

1. LAND AVAILABILITY AND GROWTH PROJECTIONS

Historical Background

The Santa Maria Planning Area has experienced varying rates of growth in recent history. For example, during the development of Vandenberg Air Force Base, the area grew so quickly it was difficult for the City to meet the demand for urban services. The City grew without the benefit of a comprehensive plan. When activity at Vandenberg slowed, the Santa Maria area was adversely affected by extremely high vacancy rates, foreclosures, and a depressed economy. After several economic "boom-bust" cycles, the City Council acted to strengthen the City's economic base. In 1977, the Town Center Mall was opened to help diversify the local economy and make the City independent of cyclical military spending. During this period, the nearby communities of Santa Barbara and San Luis Obispo acted to restrict growth. The net impact has driven people and jobs to Santa Maria due to more [15]***affordable housing*** and a positive business climate. These experiences demonstrate how important it is for communities to have control over their growth and that local land use decisions have regional consequences. Balanced growth, supported by a healthy economy, steady population growth, adequate housing, and efficient municipal services, is essential for the well being of Santa Maria.

Land Availability

The previous land use policy map, originally adopted in 1978, designated 3,030 acres for residential land use. The updated land use policy map allows for the addition of 1,430 acres to the City, as analyzed in the City's Sphere of Influence and Concurrent Annexation Study (Sphere Study), and could result in the addition of about 7,700 residential dwelling units in the City if Areas 1, 3, 5, 6, 7, and Alternative Area A are annexed to the City and developed as analyzed in the Sphere Study.

Without any annexations, there exists about a six-year supply of vacant land designated for residential and commercial uses within the City limits of Santa Maria. From 1970 to 1990, the City's population growth rate averaged 3.1 percent per year. To maintain the 20-year historical growth rate of 3.1 percent, additional lands will need to be annexed into the City before the year 2000. A growth rate higher than 3.1% per year would require more annexations sooner than projected in the Sphere Study.

The Sphere Study economic analysis (Natelson Company, 1990) suggests a 5 year lead time to: 1) allow 1-2 years from the date of annexation to the date when construction on the first phase is completed; and 2) prevent land prices from spiraling far beyond affordability. The City is presently experiencing the front end of the 5-year supply for residential and commercial designated land. To increase the supply of housing, the City may develop or continue to implement a combination of the following strategies:

- a.) Increase permitted residential densities.
- b.) Redevelop older residential neighborhoods.
- c.) Select expansion onto adjacent non-prime agricultural lands.
- d.) Convert additional nonresidential areas of the City to residential uses.
- e.) Limit the growth rate equivalent to, or less than, the average rate of the past 10 year period (i.e., 4.3 percent).

Growth Projection

Due to the many variables which come into play, it is difficult to accurately estimate future population growth over a long timeframe. However, the economic analysis prepared for the Sphere Study projects the need for about 10,400 dwelling units in the Santa Maria/Orcutt area over the next 10 years and 22,550 additional dwellings by the year 2010. Two-thirds (67%) of the single family homes are expected to be developed in the City limits. This represents 4,750 single family homes in the year 2000 and 5,450 single family homes from 2000 to 2010. Nine-tenths (90%) of the multi-family housing is expected to be developed inside the City and constitutes 2,950 dwellings from the year 1990 to 2000, and 3,650 dwellings from 2000 to 2010. The City needs to provide 7,700 dwelling units to meet the demand for housing by the year 2000 and a total of 16,800 units by the year 2010. Based on the growth rate assumptions from the Sphere Study, the City population is expected to be about 82,400 persons in the year 2000 and 100,000 by the year 2010.

The Sphere Study economic analysis projects a growth in population from the pre-census estimate of 60,700 persons in 1990 to about 82,400 persons in the year 2000. Over the 20-year period, about 11,000 single family units and 5,800 multi-family units will be added to the City. Using the City's Project Assessment Manual Computer Model, 1987, it is estimated that by the end of the first 10-year period, these dwellings will demand 3,100 [16]***acre feet of water*** each year (AFY); the additional sewage generation is expected to be 1,900,000 gallons per day (GPD); solid waste generation will add 30 tons per day (TPD). By the year 2010, the water demand will be 6,800 AFY, sewage generation will be 4,250,000 GPD, and solid waste generation will be 66 TPD. With conservation, recycling, and innovative project [17]***mitigation***, it is possible to achieve between 20 percent and 40 percent use reductions in each of these resources and services.

2. WATER SUPPLY

The water supply of the City has historically been the Santa Maria Valley groundwater basin. It is estimated that the basin was full in 1918 and contained about three million acre feet of water in storage. The accelerated development of irrigated agriculture in the period following World War I and steady urban growth have resulted in the depletion of approximately two-thirds of the accumulated water stored in the basin. It is estimated that about one million acre feet of usable available water remains in storage.

At present, agriculture consumes 80 percent of the water used in the Santa Maria Valley. It is expected that agriculture's share of water use will remain constant or decline slightly in the future, while urban use will expand. The consumptive use of urban and agricultural water (water used or applied, less excess water returned to the groundwater basin) was 106,226 acre feet in 1989. The long term recharge of the basin is 76,200 acre feet per year (AFY). Therefore, there is an annual average overdraft of about 30,000 acre feet. At this rate of overdraft, the available water in the basin could be exhausted in less than 30 years. Continued dry years without much recharge could shorten this time considerably.

Water quality in the basin has been declining for many years and is the most immediate problem for the City. At present, water from City wells at the airport contains more than 800 parts per million (ppm) total dissolved solids (TDS). The maximum federal limit for municipal water TDS is 500 ppm, and the state limit is 1,000 ppm. In 1989, the City pumped 12,471 acre feet of water. To supplement the City's water supply, improve its quality, and achieve a much better quality of recharge into the groundwater basin, the City may acquire approximately 11,300 acre feet per year of water from the California Water Project in the mid- to late- 1990s.

Agricultural usage of water in the Santa Maria Valley constitutes about 80% of the total water demand. Depending on the crops planted, number of plantings per year, and climatic conditions, an acre of row crop land requires between 1.7 and 2.1 AFY of water. Urban uses create about 20% of the water demand in the valley. A typical single family home requires about .5 AFY of water while a newer house, on a small lot, is expected to save 20% more water due to water conserving fixtures and less landscaped areas.

Recent Santa Maria subdivision developments have incorporated retardation basins in efforts to retain water and reduce stormwater run off. The retardation basins serve three purposes: (1) to reduce the sheet flow flooding problem in the development area, (2) to help recharge the Orcutt aquifer with surface water, and (3) to provide landscaped open space, which may also provide some recreational opportunities.

3. SEWAGE SYSTEM

The City and the Laguna Sanitation District provide sewer service to the urbanized area. The City's wastewater treatment facilities serve most of the development within the City, except the southerly areas of the airport industrial tracts, as well as a few areas outside the corporate limits. The Laguna Sanitation District serves the southerly areas within the City previously mentioned and most unincorporated areas south of Santa Maria, except some of the northerly developments around the Orcutt Wye.

The City's sewage system has some areas of concern which may affect the ability of the City to serve future development. These areas of concern are listed as follows:

1. The City's wastewater generally drains from east to west. As more development takes place to the east, the confluence of wastewater downstream may overburden the existing system.

2. The City's discharge from the wastewater treatment plant does not meet existing regional water quality standards due to the high levels of sodium and chloride in the discharge.

3. The capacity of the wastewater treatment plant may have to be increased to meet the demand which will be placed on the plant for future growth. The plant currently has a capacity of 7.9 million gallons per day (mgd).

The City is planning to expand the capacity of the wastewater treatment plant, as well as improve the quality of discharge from the plant. These projects include a scheduled plant expansion around the year 1995, which will increased capacity to 10.0 mgd, and a salt removal program to improve the discharge to within Regional Water Quality Control Board limits.

The City has assessed a sewage plant expansion fee for all newly annexed land and for existing land use intensification within the City. The fee is anticipated to enable the plant's improvements to keep pace with growth.

4. SOLID WASTE

The City of Santa Maria owns and operates a sanitary landfill located along the Santa Maria River at the intersection of East Main Street and Philbric Road. In 1990, the landfill accepted 187,922 tons of non-hazardous, household and commercial, refuse. Class I, toxic and hazardous, waste is not handled by the City landfill. Santa Barbara County holds household toxic collection days about once a year in each community. Common household toxics are collected at a central location, sorted, and taken to appropriate facilities for processing and storage.

The service area for home trash pick-up includes the cities of Santa Maria and Guadalupe as well as the unincorporated Orcutt area and the Nipomo area of southern San Luis Obispo County. The landfill also accepts non-hazardous/toxic materials from private individuals. Increasingly, as landfill fees increase elsewhere, persons from outside the region have been hauling refuse to the Santa Maria landfill because of a more favorable rate structure. The Santa Maria landfill has an expected life of 10± years.

Future plans for expanding the life expectancy of the landfill are being explored. These include:

- a.) Acquisition of adjacent lands suitable for landfill operations.
- b.) Reactivation of older sections of the landfill where additional capacity still exists.
- c.) Early implementation of AB 939 provisions requiring a 25% source reduction to landfills by 1995 and a 50% source reduction by 2000.

With the inevitable closure of the landfill operations by the City of Santa Maria, responsibility for providing solid waste services will fall to Santa Barbara County. The County has acquired a site on Brown Road with the intention of providing landfill services and it is proceeding with environmental processing. The operational date of this site is unknown at this time.

5. GROWTH MANAGEMENT

The purpose of this Land Use Element is to ensure that the City's goals and objectives are achieved, and that the programs outlined in this element can be implemented. Therefore, in a sense, the Land Use Element is a form of "growth management" by directing growth, in terms of (1) type, (2) location, and (3) phasing, to occur in a pattern desired by the City. There are several ways in which this LUE can be seen as a growth management program, including the following:

- a.) Major [18]***regional retail commercial*** uses will continue to be concentrated in the central business district so that the downtown remains the urban center of the City.

- b.) Setting service availability standards (i.e. setting specific threshold levels for water consumption, sewage discharge, or traffic levels) which are not to be exceeded by new development.

- c.) The adoption of capital improvement programs governing the extension of services to assure that all development takes place within areas where adequate services are available.

- d.) Establishing agricultural and industrial [19]***reserve lines***, which recognize the basic economic values in the community, to set aside areas considered inappropriate for residential development.

- e.) Increased coordination between the County and City regarding land use decisions to ensure balanced and supportive land uses within the Santa Maria Valley.

- f.) Increased coordination between LAFCO and the City. As the need for developable land increases, the City will need to amend its Sphere of Influence boundary and annex [20]***unincorporated*** land; LAFCO must approve all such annexations.

This LUE projects a 3.1 percent annual population growth rate over the next 10-year period. If the City's growth rate significantly exceeds 3.1 percent or appears to be approaching levels which cannot be supported by existing and planned infrastructure, the LUE growth projections will need to be adjusted and other elements of the General Plan will also need to be reviewed to assure consistency with the LUE. The City may also find it necessary to adopt a growth management program. Such a program would be subject to legal requirements and might include:

- a.) Short-term limits on the amount of construction.

- b.) Increasing new development fees to cover all costs of public improvements.

- c.) Phase annexations to allow the City infrastructure to "grow into" the next phase of annexations.

B. ADDITIONAL PLANNING CONSIDERATIONS

There are other factors, besides the ability of the City to provide vacant land and urban services, which are considered in the Land Use Element. These considerations include the following:

- a.) Citizen input as a result of public involvement in the development and implementation of this LUE.

- b.) Analysis by the Planning Commission and City Council focusing on their special concerns for the planning area.

- c.) Evaluation of existing and potential [21]***land use conflicts*** within the community.

- d.) Evaluation of [22]***development capacity***.

- e.) Application of accepted land use practices. Included in this process is an on-going evaluation of the economic determinants which influence the types of uses that can be practically developed in a particular location.

C. DEVELOPMENT CONSTRAINTS

The ability of certain areas to successfully sustain certain types of development is an important consideration in how land uses are designated within the planning area. The capability of the land to sustain one use over another is dependent upon physical suitability of the development types. Considerations for the Santa Maria Planning Area are mapped in Exhibit LU-2 and include:

1. Flood Hazard. The planning area has historically experienced flooding and drainage problems. Major flooding has been associated with the Santa Maria River. The flooding caused by high flows in the Santa Maria River, however, has been greatly mitigated by the U.S. Army Corps of Engineers (ACOE) levee project and Twitchell Reservoir.

   Localized flooding has been mitigated, to a major extent, through the joint efforts of the City of Santa Maria and the County Flood Control District. Minor localized drainage problems exist in the southern portion of the planning area. As development takes place in these areas, the drainage problems will be mitigated.

   Lastly, recent Santa Maria subdivision developments have incorporated basins serving three purposes: (1) a retardation area reducing the short flow flooding problem, (2) surface water recharging to the Orcutt aquifer, and (3) landscaped recreational open space.

2. Prime Agricultural Land. Agriculture and its related industry represent a significant segment of the planning area's economic base. The continued availability of [23]***prime agricultural land*** is important for the continued prosperity of the area.

   Historically, the planning area has developed without considering the importance of agricultural lands. Development incompatible with agricultural operations has been permitted to take place on and adjacent to agricultural lands. This process not only acts to take the land being developed out of production but the adjoining agricultural land as well, due to the difficulties associated with fertilizer and pesticide application close to urban development.

   To protect the remaining prime agricultural lands from urbanization, future development should be restricted from these areas, except in Areas 1, 3, 5, 6, 7, and CEQA Alternative Area A of the Sphere Study as shown on Exhibit LU-1. Where this is not possible due to other overriding concerns, the development should take place so as to minimize the intrusive effects of the development on the adjoining agricultural lands. This can be done by providing a [24]***buffer*** between residential and agricultural uses. Deep lots and fencing can also help mitigate the encroachment.

3. Noise Impact Areas. Areas have been identified in the City's adopted Noise Element (1987) and updated in the 1989 adopted noise contours for the Santa Maria Public Airport (2005) as experiencing noise problems or having the potential for future problems. This indication limits the desirable uses or indicates the need for mitigation measures in these areas.

   The City should not permit residential uses in close proximity to the airport, allowing the airport to exist and expand as a strong economic factor in the region's economic growth.

4. Air Traffic Impact Areas. These areas, due to their proximity to the Santa Maria Public Airport, should be developed with uses not susceptible to aircraft noise and so as not to create a safety hazard. If these areas are improperly developed, the operations of the airport would be adversely impacted. Developments should be consistent with the Santa Barbara County Airport Land Use Commission Areas I, II, and III where applicable.

5. Soil Hazard. The soils found in the Planning Area do not generally present a development constraint. There are, however, localized pockets of expansive and compressible-collapsible soils in the southern portionof the Planning Area. Development in these areas may require special building designs. (A more thorough discussion of soils can be found in the Safety Element of this General Plan.)

   A portion of the planning area is underlain by soils extremely susceptible to soil blowing. Development in these areas may cause excessive soil blowing unless mitigation measures are taken.

6. Air Quality. The climatological conditions found in the Santa Maria Air Basin are conducive to the formation of inversion layers which trap pollutants and prevent dispersal.

   The Santa Maria area exceeded the state ozone standards (10 parts per million) on three occasions since 1987. The more serious air quality problem involves airborne particulate (PM_{10}). Most of Santa Maria's airborne particulate are generated by local agricultural uses. Santa Maria's annual PM_{10} average hovers near the California state standard of 50 micrograms per cubic meter, with the average annual level of PM_{10} exceeding state standards on twelve days in the three years surveyed (1987 - 1989). The ozone monitor is located at 500 South Broadway, while the PM_{10} monitor is on the library roof at 420 South Broadway.

   In order to reduce large-scale degradation of the local air quality, it will remain necessary to place controls and constraints on certain types of development to limit the generation of both ozone and PM_{10} pollutants.

D. CHARACTERISTICS OF EXISTING LAND USES

The City of Santa Maria encompasses approximately 10,900 acres or 17 square miles. Approximately 27 percent (2,944 acres) of the total land area of the City is designated for residential use. Commercial and office uses account for about 9 percent (975 acres); industrial/airport service designations account for 26 percent (2,818 acres) of the total land area in the City. The distribution of existing land uses is provided in Table LU-1.

LEGEND

- CLASS I and II SOILS
- 100 YEAR FLOOD PLAIN
- SHALLOW GROUND WATER WITH LIQUIFACTION POTENTIAL
- MAJOR NOISE IMPACT AREAS (65 CNEL)
- AIRPORT SAFETY ZONE
- STEEP SLOPES SUCEPTABLE TO LOCAL FAILURE

N
NO SCALE

EXHIBIT LU-2

DEVELOPMENT CONSTRAINTS

3. Industrial and Airport Service. Developed industrial and airport service land uses occupy approximately 791 acres in the City. This is about 7.3 percent of the City's total land area; about 2,027 acres remain vacant and undeveloped. A large percentage of the vacant industrial land is controlled by the Santa Maria Public Airport. Industrial activities are not concentrated in one area; rather, they are scattered throughout the City. Airport service land uses are located in and around the airport. Major industrial areas are located west of Broadway to the western City limit between Carmen Lane and McCoy Lane; south of the airport near the Foster Road and Blosser Road intersection; and along Skyway Drive near the airport. Other areas are small and located near residential districts.

4. Public. Public facilities include government building sites, public hospitals, schools, and government maintenance yards. These uses account for 4.8 percent of the City's total land area.

5. Open Space. The City currently owns and operates 11 parks. These facilities include Preisker, Oakley, Atkinson, Rice, Tunnel, Armstrong, Russell, Simas, Buena Vista, Adam, and Memorial parks. Additionally, there are a few large areas designated open space for the purpose of public health and safety. These areas include parts of the Santa Maria Public Airport and the City owned sanitary landfill. At this time, open space accounts for 12.5 percent of the City's total land area.

   The City adopted the portion of the Santa Barbara County bikeway plan as it relates to the City and its Sphere of Influence. Santa Maria's bikeway plan, as adopted, calls for an extensive network of routes; however, very few have been constructed.

6. Streets, Parking, and Railroads. City streets and railroads account for 20.9 percent of the City's total land area.

E. LAND USE CLASSIFICATIONS

Land use classifications have been designed to reflect the range of uses necessary for the future development of the planning area. The classifications provide for:

1. The distribution of varying uses throughout the Planning Area as indicated on the proposed Land Use Policy Map.

2. Specific [25]*zoning* which guides development and is used to implement the General Plan.

The classifications suggest specific development [26]*standards*, which are more appropriately contained in the Zoning Ordinance. As a point of clarification, the Zoning Ordinance specifies minimum lot sizes allowed in each zoning category, but does not define allowable residential densities. The General Plan classifications specify the maximum density allowed per gross acre of land.

The following text defines the 21 land use categories of the General Plan's Land Use Element.

The Land Use Policy Map depicts the location and extent of land use designations described in the land use classification section of the Land Use Element. The Land Use Policy Map reflects the projected anticipated growth which will occur in portions of the planning and the sphere study areas.

There are seven areas which are included in the Land Use Element update but are not currently within the City limits. These are Sphere of Influence Boundary Amendment and Concurrent Annexation Study target areas and are described below. On August 5, 1993, the Santa Barbara County LAFCO amended the Santa Maria Sphere of Influence to include Target Areas 1, 1N, 3, 5, 6, 7 and 7X, 9 and Alternative Area A as shown on Exhibit LU-1.

Target Area 1 and 1N. Target Area 1 is approximately 60 acres located generally north of Taylor Street and west of Preisker Park. The land uses include Low Medium Density Residential (5-8 du/ac) and Open Space. The residential portions of the site were evaluated for 140 dwelling units in the Sphere Study EIR. The annexation application to LAFCO has been submitted for Target Area 1.

Target Area 1N consists of the remaining 139 acres located east of Blosser Road and south of the Santa Barbara/San Luis Obispo County Line. The City Council designated 29 acres as LDR-5, 28 acres as LMDR-8, 34 acres as MDR-12, and 43 acres as CF. Approximately 750 dwelling units could be developed under the adopted land use designations. The CF site was evaluated in the EIR as a high school site for 2,250 students. This area has been included within the Santa Maria Sphere of Influence; however, no annexation applications have been submitted to LAFCO.

Target Area 3. Consisting of approximately 83 acres located west of Blosser Road and on the north and south sides of Main Street, this area is mostly developed already. The land uses include 23 acres of Community Commercial and the remainder of the site designated for industrial uses. An annexation application for Target Area 3 has been submitted to LAFCO.

Target Area 5. This is approximately 314 acres located south of Stowell Road, east of Blosser Road, and west of Depot Street. This area is designated Low Medium Density Residential (5-8 du/ac), Medium Density Residential (12 du/ac), High Density Residential (22 du/ac), Open Space, Community Facilities, Community Commercial, and Light Industrial. The EIR evaluated the residential portions of the site for 1,857 dwelling units on 231 acres. The Target Area 5 annexation application has been submitted to LAFCO.

Target Area 6. This is approximately 258 acres located west of Target Area 5. The land uses include Low Medium Density Residential (5-8 du/ac), Medium Density Residential (12 du/ac), Open Space, Community Commercial, and Light Industrial. The EIR evaluated the residential portions of the site for 1,347 dwelling units on 181 acres. An annexation application for Target Area 6 has been submitted to LAFCO.

Target Area 7 and 7X. This is approximately 539 acres located south of West Betteravia Road, southeast of Mahoney Road, east of Black Road, and north of the community of Tanglewood. The land use designations include open space, agriculture, agricultural industrial, industrial, commercial, public, and residential uses. The EIR evaluated the residential portions of the site for 2,035 dwelling units on about 250 acres. Target Areas 7 and 7X have submitted annexation applications to LAFCO.

- **GENERAL INDUSTRIAL (GI)**

  Purpose. To provide areas for all types of heavy industrial uses, but particularly those which need to be separated from other land uses because of the impacts associated with these activities, such as heavy truck traffic, noise, odor, or dust.

  Types of Uses. Range of industrial uses, including heavy manufacturing, heavy trucking operations.

  Corresponding Zoning. M-2, PD overlay.

- **AIRPORT - AIRPORT SERVICE (A-AS)**

  Purpose. To provide a broad category facilitating the airport and airport-related commercial and industrial uses not adversely affected by airport operations, to provide for specific areas for aircraft operation and navigation aids, and to minimize the hazard to safe landing and take-off of aircraft.

  Types of Uses. Full range of uses, including airport operation and support activities.

  Corresponding Zoning. AA, CZ, AS-I, AS-II, AS-III, PD overlay.

- **SPECIFIC PLAN (SP)**

  Purpose. To encourage comprehensive planning and urban design flexibility for large land areas (over 60 acres) through the adoption of a General Plan-Specific Plan. Such flexibility allows the City to adopt a set of land use specifications and implementation programs tailored to the unique characteristics of each area. All zoning districts may be made a part of the specific plan, however, the implementation of each zone must be consistent with the adopted General Plan-Specific Plan.

  Types of Uses. The specific plan designates all land uses, and the geographic boundaries of each use, allowed in the specific plan area. Each use must be consistent with the adopted specific plan and the corresponding zoning noted in the plan.

  Corresponding Zoning. SP.

F. LAND USE POLICY MAP

The [31]***Land Use Policy Map*** indicates the distribution of the land use classifications geographically throughout the City, the City's Sphere of Influence, and potential annexation areas. These recommendations should not be considered as being tied to a specific time in the future. The specific recommendation in one area may relate to currently developed uses, while others are oriented to development at an indefinite date in the future. The City is concerned with next year as well as 10 and 20 years from now. Thus, if an area is slated for new uses, the City is as concerned about the period of transition as with establishing ultimate uses. Designations calling for new uses do not necessarily constitute an abandonment of existing uses.

- **OPEN SPACE (OS)**

Purpose. To preserve certain areas for present and future agricultural production, protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses.

Types of Uses. There are four types of land uses permitted within this land use designation:

- **AOS I (Primary Agricultural Open Space).** Intensive crop agricultural uses. All land classified as prime agricultural (Class I and II soils).

- **AOS II (Secondary Agricultural Open Space).** Less intensive agricultural uses, including grazing. Includes some lands that are not prime agricultural, but are an agricultural buffer and are not now considered suitable for urban expansion.

- **ROS (Recreational Open Space).** Includes existing and proposed recreational facilities, including neighborhood, community, and regional parks; bikeways; equestrian trails; jogging paths; selected public utility and railroad right-of-ways and associated uses where the right-of-way corresponds to the adopted Bikeways Plan; and publicly owned and operated sanitary landfill operations that have the potential for reclamation and development into the aforementioned recreational facilities.

- **COS (Conservation Open Space).** Includes areas subject to flood hazard, significant groundwater recharge areas, well farms, areas adjacent to creekbeds, areas of surface and sub-surface mineral extraction, levee buffer, airport safety areas, and publicly owned landscaped areas.

Corresponding Zoning. OS, PD overlay.

- **COMMUNITY FACILITIES (CF)**

Purpose. To provide for necessary facilities for use by the public.

Types of Uses. Range of public facilities, including schools and government buildings. Open space facilities, such as parks, are classified under "Open Space".

Corresponding Zoning. PF, PD overlay.

- **LOWER-DENSITY RESIDENTIAL (LMDR-4)**

Purpose. To encourage high quality single-family residential development on larger lots.

Types of Use. Single-family detached dwelling units with overall (average) density not to exceed four dwelling units per acre with variable lot sizes for single family detached units up to one acre in size.

Corresponding Zones. R-1-40,000 to R-1-10,000, PD (Planned Development) overlay.

- **LOW DENSITY RESIDENTIAL (LDR-5)**

  Purpose. To encourage new areas with overall densities responsive to the economic considerations of providing new housing, on a wide range of standard sized lots, providing the amenities and open spaces associated with traditional single-family areas, and stabilizing existing areas by discouraging intensification of density.

  Types of Uses. Single-family detached dwelling units with overall (average) density not to exceed five [27]***dwelling units per acre*** with variable lot sizes for single-family detached units up to one-fourth acre in size.

  Corresponding Zones. R-1, R-1-6,000 to R-1-10,000, RMH, PD overlay.

- **LOW MEDIUM DENSITY RESIDENTIAL (LMDR-8)**

  Purpose. To encourage densities that are responsive to the economic considerations of providing affordable single-family housing on small lots while at the same time maintaining adequate individual private open space, design flexibility, and the character of a single-family neighborhood.

  Types of Uses. Single-family detached dwelling units with an overall (average) density not to exceed eight dwelling units per acre, with variable lot sizes for single-family detached units. This development type would usually require zero side yard development to maximize private, usable yards. Developments without zero side yards may require the larger lots and setbacks typically found in the R-1 zones.

  Corresponding Zoning. RSL-1, RMH, R-1, R-2, PD overlay.

- **MEDIUM DENSITY RESIDENTIAL (MDR-12)**

  Purpose. To encourage new development while stabilizing existing development. Allows a mixture of unit types, while maintaining the feeling of a single-family neighborhood. To encourage reinvestment in older areas, and provide a land conservation measure by inducing development away from yet undeveloped areas.

  Types of Uses. Single-family, detached and attached, duplexes; triplexes; and larger multi-family complexes, with an average density not to exceed 12 dwelling units per acre.

  Corresponding Zoning. R-2, PD overlay.

- **HIGH DENSITY RESIDENTIAL (HDR-22)**

  Purpose. To provide for an urban residential environment, preferably close to shopping facilities and existing activity centers, as well as provide an incentive for reinvestment in older established areas.

  Types of Uses. Duplexes, triplexes, and larger multi-family complexes, with overall density not to exceed 22 dwelling units per acre. Senior Citizen Housing may also be permitted to a maximum density of 30 dwelling units per acre.

  Corresponding Zoning. R-3, PD overlay.

- **CENTRAL DISTRICT I (CD-I)**

  Purpose. To accommodate retail, office, and institutional activities, emphasizing activities of regional significance or serving a regional market, in a pleasant and interesting environment emphasizing amenity and convenience for pedestrians. Corresponds to area generally thought of as encompassing the Central Business District.

  Types of Uses. Office, retail, and institutional.

  Corresponding Zoning. C-1, PD overlay.

- **CENTRAL DISTRICT II (CD-II)**

  Purpose. To encourage the revitalization of areas near the urban center or other appropriate areas by allowing a range of intense, but compatible uses. As a means of recognizing the existing diversity in these areas, some residential uses may be allowed above first floor commercial/office uses.

  Types of Uses. Intense residential development, [28]*neighborhood commercial*, commercial/professional office uses, institutional uses, and accessory residential dwelling units above first floor commercial/office not exceeding 12 dwelling units per acre.

  Corresponding Zoning. R-2, R-3, CPO, C-1, PD overlay.

- **NEIGHBORHOOD COMMERCIAL (NC)**

  Purpose. To provide areas which offer convenience goods and services to local residents without disrupting the residential character of an area. These areas are intended to be small in size and not geared to providing a multitude of more specialized goods and services serving a community-wide or regional market. Some residential uses may be allowed above first floor commercial/office uses.

  Types of Uses. Supermarkets, convenience grocery stores, drug stores, laundromats, bakeries, shoe repair shops, and accessory residential dwelling units above first floor commercial/office not exceeding 12 dwelling units per acre.

  Corresponding Zoning. C-1, CC, CPO, PD overlay.

- **COMMUNITY COMMERCIAL (CC)**

  Purpose. To include the majority of retail uses outside the central core, particularly along the lineal development corridors which have emerged. The majority of these uses would be geared to the areawide market.

  Types of Uses. Variety of retail uses, excluding "heavy", land extensive or quasi-industrial commercial uses such as lumber yards, agricultural equipment yards, pipe supply works, etc.

  Corresponding Zoning. C-1, C-2, PD overlay.

- **COMMERCIAL/PROFESSIONAL OFFICE (CPO)**

Purpose. To provide areas for offices which may be compatible with a range of other uses.

Types of Uses. Office development for the following services: medical, legal, travel agencies, insurance, and real estate services, as well as a certain complementary commercial uses. Senior citizen housing may also be permitted to a maximum density of 30 dwelling units per acre with special review by the planning commission and subject to the following standards:

(1) Senior citizen housing projects should be conveniently located to medical and commercial services;

(2) Transportation should be available to the residents through public (within 1/10 mile of a transit stop) or private systems or a combination thereof;

(3) Senior citizen housing projects should be located near (within 1/4 mile of) park facilities.

Corresponding Zoning. CPO, PD overlay.

- **FREEWAY SERVICES (FS)**

Purpose. To accommodate the needs of the traveling public along major [29]***transportation corridors***.

Types of Uses. Motels, service stations, restaurants, and rest stops.

Corresponding Zoning. FS, PD overlay.

- **LIGHT INDUSTRIAL (LI)**

Purpose. To accommodate industrial uses which contain the process primarily within the building, do not generate negative [30]***environmental impacts***, and which are most compatible with adjacent nonindustrial uses.

Types of Uses. Research facilities, light assembly plants.

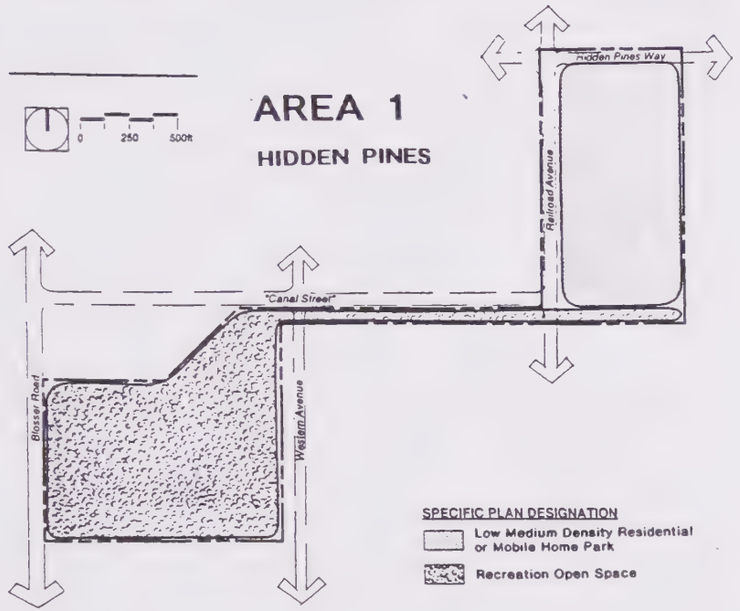
Corresponding Zoning. M-1, PD overlay.

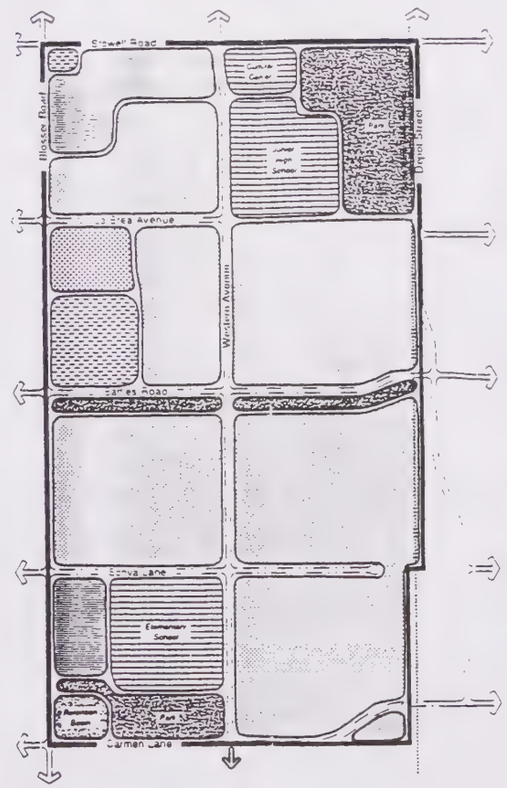
- **HEAVY COMMERCIAL/MANUFACTURING (HCM)**

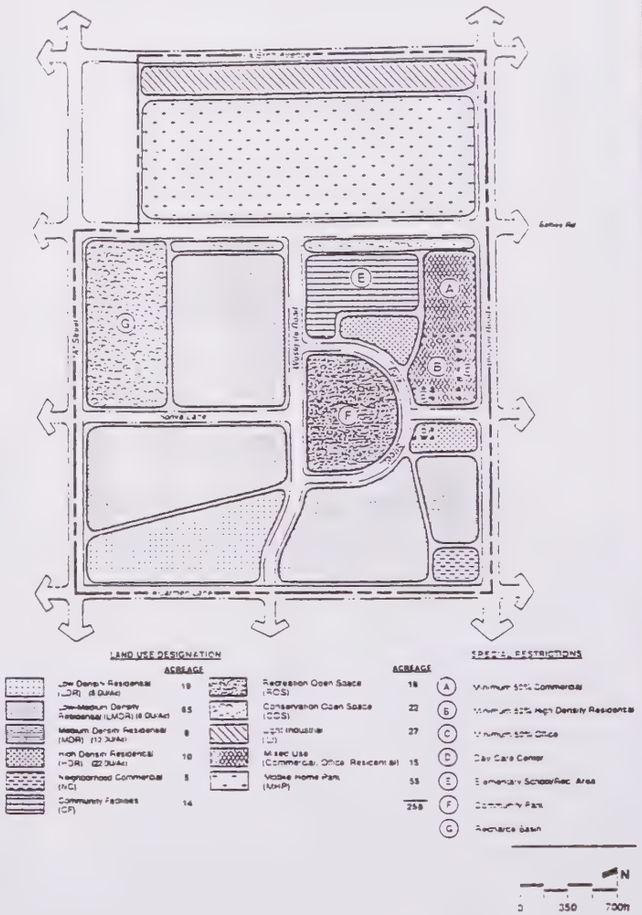
Purpose. To permit activities that manufacture and retail on the same site as well as other heavy commercial uses which may be land extensive, require transport of materials by heavy truck, require large loading and docking areas, and where the possibilities of heavy noise generation exist.

Types of Uses. Lumber yards, boatworks, warehouses, building supply dealers, mobile home sales, farm equipment sales, and equipment repair.

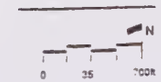
Corresponding Zoning. CM, PD overlay.







LAND USE	ACREAGE
Low-Medium Density Residential (LMDR) (8 DU/Ac)	194
Medium Density Residential (MDR) (12Du/Ac)	25
High Density Residential (HDR) (22DU/Ac)	8
Neighborhood Commercial (NC)	15
Community Facilities (CF)	40
Recreation Open Space (ROS)	28
Conservation Open Space (COS)	5
	315



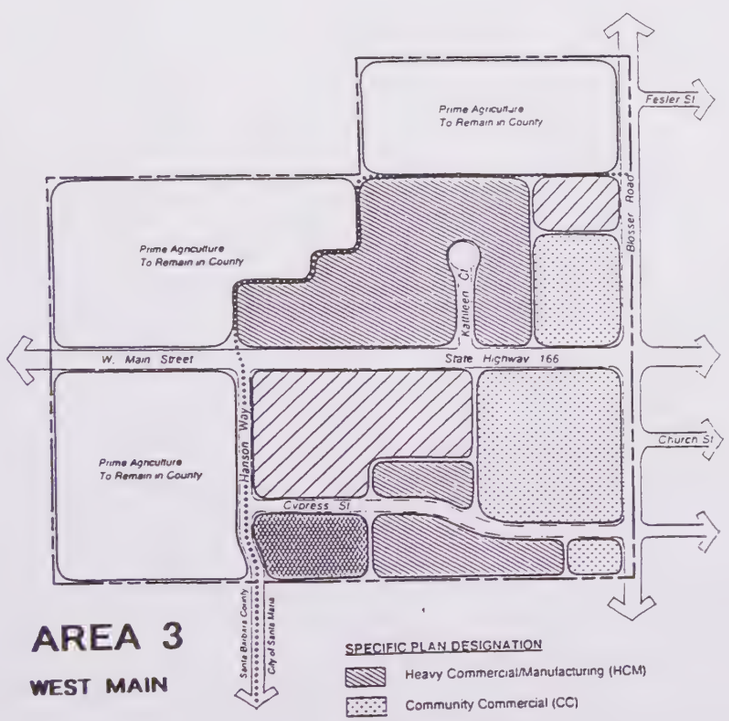
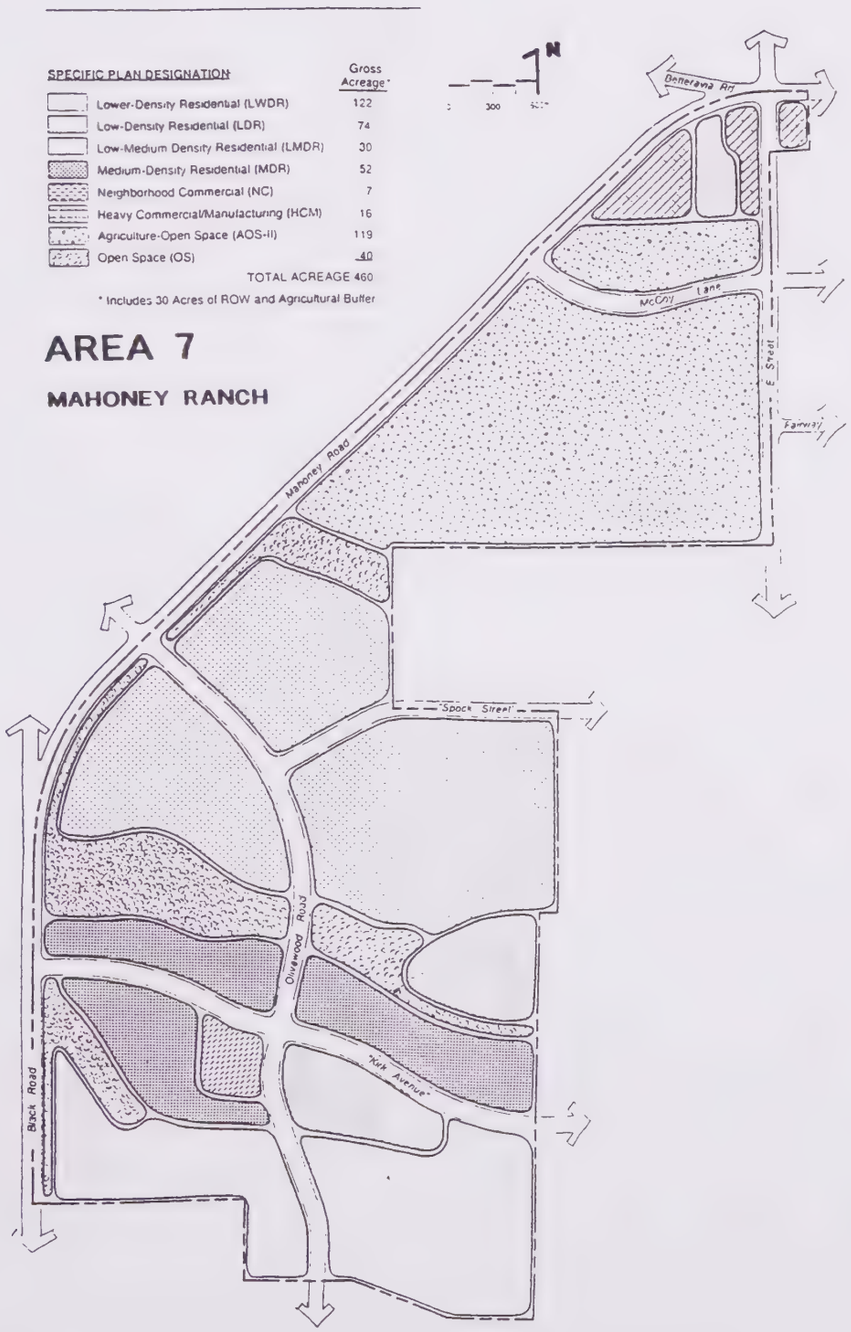
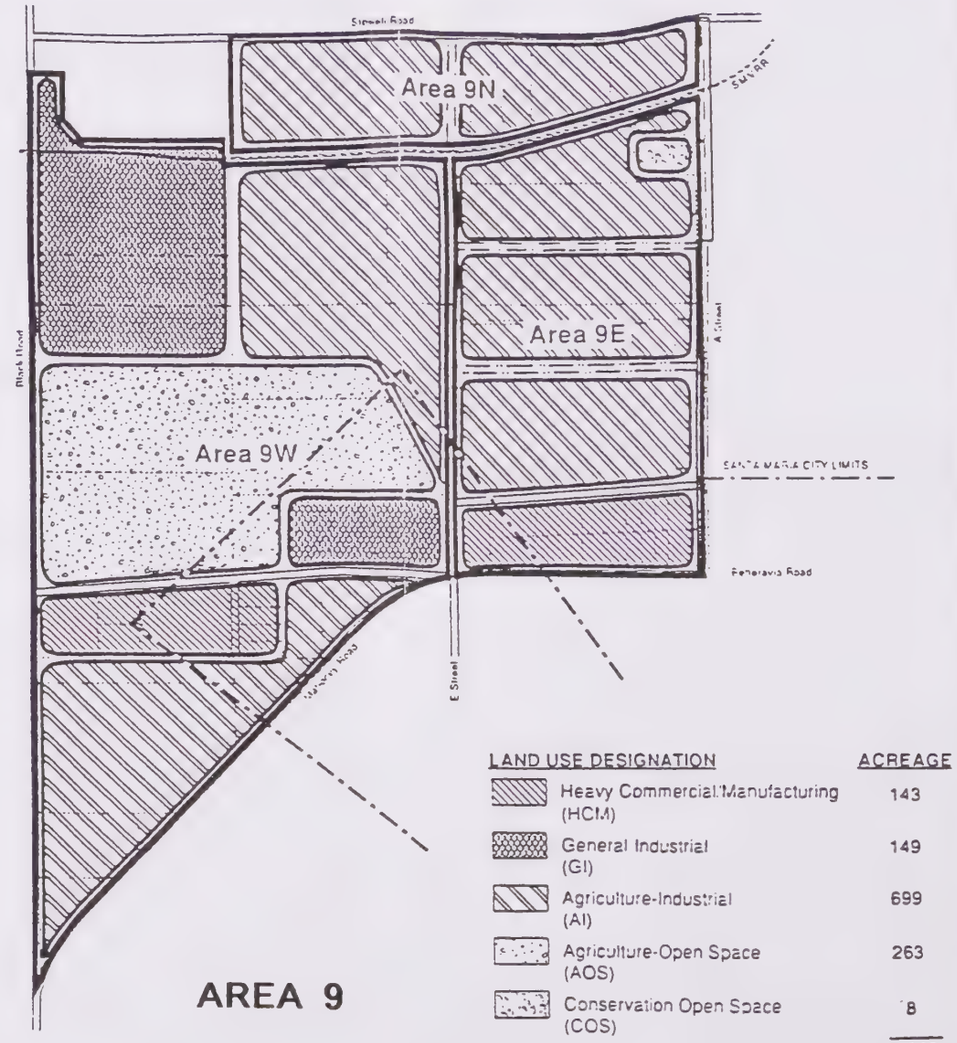


EXHIBIT LU-3

AREA 1, 3, 5, 6 SPECIFIC PLAN LAND USES





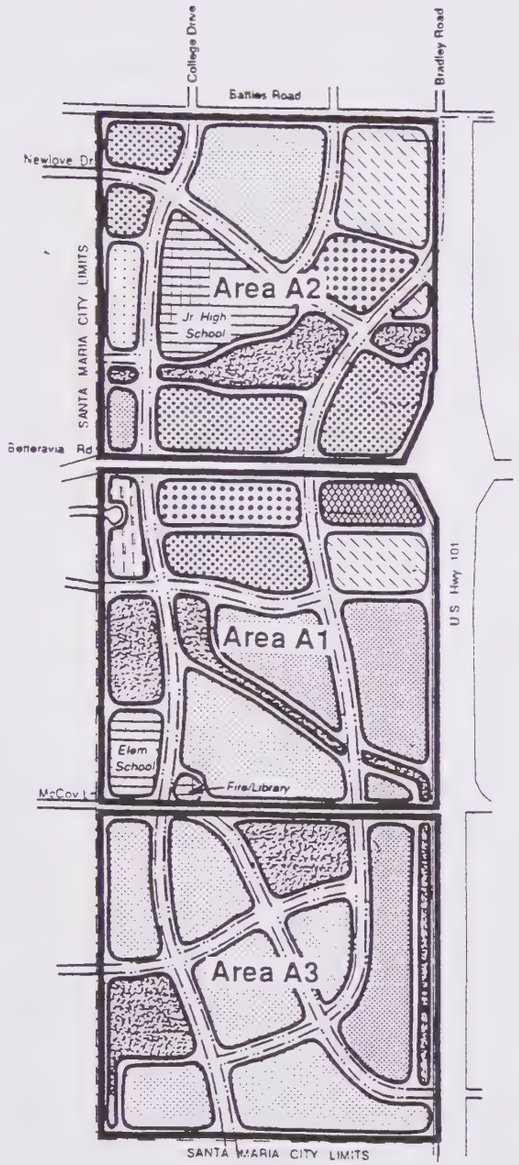
LAND USE DESIGNATION	ACREAGE
Heavy Commercial/Manufacturing (HCM)	143
General Industrial (GI)	149
Agriculture-Industrial (AI)	699
Agriculture-Open Space (AOS)	263
Conservation Open Space (COS)	8
	1,262
Airport Approach Zone	

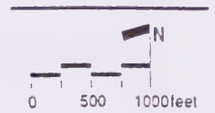
N
0 1500ft

Figure A5.1-6

EXHIBIT LU-4

AREA 7 SPECIFIC PLAN AND AREA 9 CONCEPTUAL PLAN LAND USES





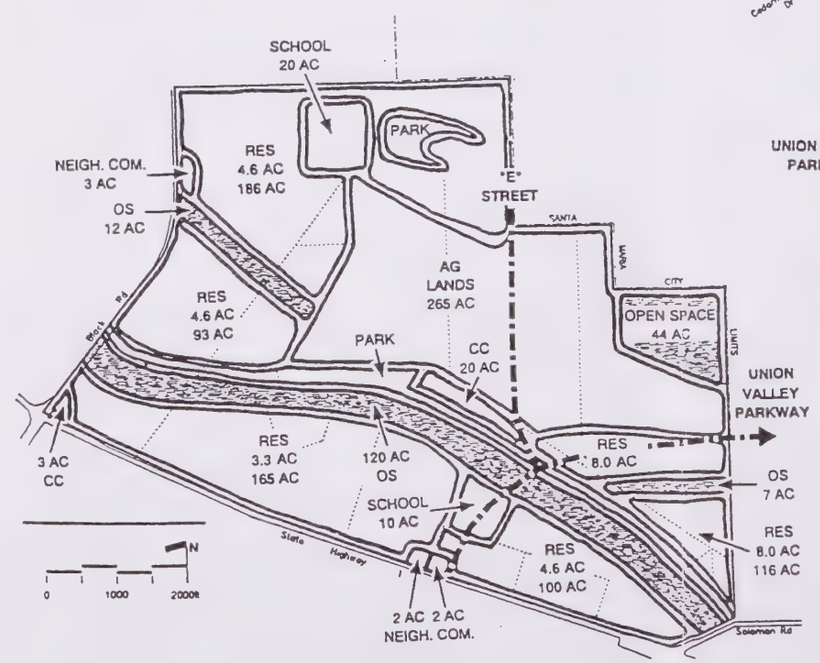
LAND USE DESIGNATION	ACREAGE
Lower-Density Residential (LWDR) (4 DU/Ac)	8
Low-Density Residential (LDR) (5 DU/Ac)	141
Low-Medium Density Residential (LMDR). (8 DU/Ac)	84
Medium-Density Residential (MDR) (12 DU/Ac)	55
High Density Residential (HDR) (22 DU/Ac)	23
Community Facilities (CF)	33
Community Commercial (CC)	35
Office (CPO)	7
Freeway Services (FS)	7
Recreation Open Space (ROS)	73
	466

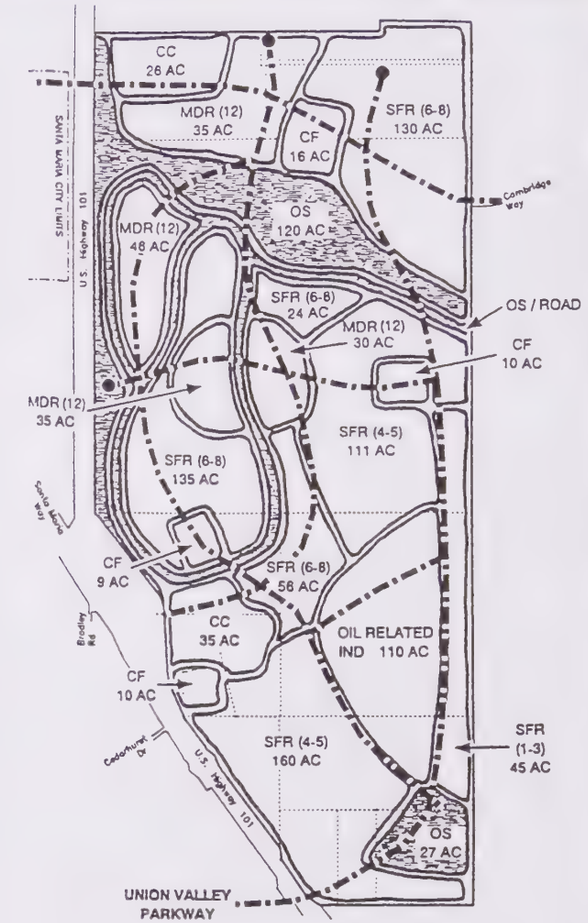
AREA A

ENTRADA ESTE

AREA B

ORCUTT WEST





AREA C

EXHIBIT LU-5

AREA A SPECIFIC PLAN AND AREAS B & C CONCEPTUAL LAND USES

Target Area 9. Consisting of about 1,262 acres, the land uses for this area are agricultural open space, agricultural industrial, and industrial. Area 9 is bounded by Stowell Road on the north, Black Road on the west, Mahoney Road and Betteravia Road on the south and Target Area 6 on the east. An annexation application has been submitted to LAFCO for the 156 acres north of the Santa Maria Valley Railroad; the remainder of Area 9 will be held within the City Sphere of Influence.

Alternative Area A. This is approximately 467 acres located south of Battles Road, west of U.S. 101, and adjacent to the City limits on the north, south and west sides. The land uses include Low Density Residential (5 du/ac), Low Medium Density Residential (5-8 du/ac), Medium Density Residential (12 du/ac), High Density Residential (22 du/ac), Open Space, Community Facilities, Commercial Professional Office, Community Commercial, and Freeway Service. The EIR evaluated the residential portions of the site for 2,326 dwelling units on 348 acres. An annexation application for the middle one-third of this area, bounded by Betteravia Road on the north, U.S. 101 on the east, and McCoy Lane (extended) on the south, has been submitted to LAFCO. The remainder of Alternative Area A will remain within the City Sphere of Influence.

G. SPECIFIC PLANS

The Entrada Specific Plan, adopted December 3, 1975, is the only Specific Plan the City of Santa Maria has adopted. The general purpose of the Entrada Specific Plan is to establish [32]***aesthetic guidelines*** for development along the major City corridors. These guidelines translate into architecture, landscape, parking, lighting, and signage standards which are implemented by the Planning Commission with approval of a site development plan within the Entrada area.

The boundaries of the Entrada Specific Plan include properties fronting Broadway from the northern City limits south to McCoy Lane, and properties fronting Main Street from Suey Road west to Blosser Road.

The Entrada Specific Plan is in need of updating and the boundaries should be expanded to include all major City corridors.

The City will be developing additional Specific Plans for areas within the Sphere Study boundary (Target Areas 1, 3, 5, 6, 7, and Alternative Area A) as shown in Exhibits LU-3 to LU-5. Within these plan areas, no annexations will occur without an adopted Specific Plan.

The City should maintain a policy requiring Specific Plans for all large parcels within the City, and for all large areas to be annexed or brought into the City's Sphere of Influence.

There are two areas located within the City limits which are in the process of preparing specific plans.

Airport Specific Plan. This project is called the Santa Maria Research Park and covers 738 acres located south and southeast of the Santa Maria Public Airport. The proposed land uses include Airport Service, Light Industrial, Neighborhood Commercial, Commercial Professional Office, and Recreational Open Space.

Rivergate Specific Plan. This project covers about 165 acres located east of U.S. 101 and south of the Santa Maria River levee. The proposed land uses are mostly residential except for about 20 acres of commercial designations and 20 acres of open space designations.

H. EXCEPTIONS

There are some exceptions to the General Plan Land Use Policy in regards to residential density. These exceptions are described briefly in the following paragraphs.

1. Density in residential General Plan categories may be increased to a maximum of 25 percent under the provisions of the Government Code of the State of California, Chapter 4.3, Density Bonuses and Other Incentives, Sections 65915 through 65918, or other [33]***density bonus*** programs implemented by the City specifically for the provision of low and moderate income housing.

2. When the City considers a General Plan amendment increasing the allowable residential density, the Planning Commission and City Council may specify approval of the General Plan amendment, increasing the density subject to the provisions of Government Code Sections 65915 through 65918. The intent of this provision is to prevent the future request for a 25 percent increase in density in accordance with said Government Code sections. The General Plan amendment may be conditional to provide a minimum of 25 percent low/moderate income housing. This provision would allow the City to adequately plan for future demand for required infrastructure.

3. When the parcel being developed is a parcel less than one acre in size, the density may be established by dividing the minimum area specified by the Zoning Ordinance per unit into the net parcel size. Net parcel size in this case would be the original parcel minus any street, alley, or dedications.

4. When figuring density, fractional units of 0.8 or greater may be rounded up to the next whole number when 5 or more units are permitted on the parcel without using the round-up provision.

5. When a parcel developed with an existing multi-family apartment complex is proposed for a condominium conversion, a density bonus of up to 10 percent may be provided if the parcel meets the following standards:

   - Parcel is designated in the Land Use Element as MDR (Medium Density Residential).
   - Parcel is located in one of the City's four Special Study areas as shown in the Land Use Element of the General Plan.
   - Parcel is non-conforming to the General Plan density requirements.
   - Parcel is over one acre in size.
   - Parcel meets all condominium development standards stated in Chapter 46 of Title 12 of the Santa Maria Municipal Code or will be conditioned to meet these standards before conversion is approved.
   - Parcel was fully constructed prior to January 1, 1994.

   If this exception is granted, no additional dwelling units will be allowed on the parcel and the density bonus must bring the parcel into conformance with the General Plan density requirements.

6. Medium Density Residential (MDR) land that is presently developed with rental assisted, affordable housing for senior or handicapped individuals, or Medium Density Residential (MDR) land that is contiguous to and developed in conjunction with property with existing affordable senior or handicapped housing, may be developed at a density not to exceed 22 dwelling units per acre. This is provided that the unit size of proposed dwellings does not exceed 600 square feet, and the project is properly conditioned to provide rental assisted, affordable housing for both senior and handicapped individuals.

I. REDEVELOPMENT PLANS

The Redevelopment Agency administers the downtown redevelopment program (Town Center) as well as several programs funded under the Federal Community Development Block Grant (CDBG) Program. The Santa Maria Town Center involves the commercial revitalization and redevelopment of the downtown. Improvements on Phases I and II of the current master plan have been completed.

The next phase of the Town Center will involve construction of a covered pedestrian bridge over Broadway between the east and west sides of the Town Center. Ultimately, the bridge will serve as a connector to a fifth major department store. It is anticipated that this store will be added between 1994 and 1997.

In addition to the Santa Maria Town Center, the Redevelopment Agency also administers the following programs which are primarily financed with Federal CDBG funds.

- Housing Incentives Program. Offers developers a variety of incentives to build affordable housing for low and moderate income persons.
- Residential Rehabilitation Loan Program. Subsidizes loans to low income qualified homeowners for the repair and improvement of single family dwellings.
- Commercial Facade Rebate Program. Assists commercial property owners with financing improvements to building exteriors adjacent to Heritage Walk.
- Non-Profit Facilities Loan Program. Assists non-profit agencies, which primarily target low and moderate income persons, to fund rehabilitation, acquisition, or construction of public facilities and improvements.
- Public Services Program. Provides funding to eligible non-profit agencies for general operating costs.
- Neighborhood Conservation Program. Targets low income neighborhoods (i.e. neighborhoods with high crime rates, public improvement deficiencies, significant code violations, and generally deteriorating conditions) for concentrated efforts in existing City programs.

J. ZONING ORDINANCE

The City of Santa Maria Zoning Ordinance is a primary mechanism for implementing the General Plan land use policy. For this reason, state planning law requires the zoning ordinance to be consistent with General Plan land use policy.

The City of Santa Maria Zoning Ordinance consists of 22 zoning districts, plus three overlay districts covering six basic zoning categories--residential, commercial, industrial, public facilities, open space, and airport service.

K. HISTORIC PRESERVATION

The Land Use Element recognizes the value of preserving older and unusual buildings. Architectural features that are no longer commonly used in design practice are considered important to the social fabric of the community and should be encouraged to be preserved whenever possible. The Land Use Element should not prevent the reasonable economic use of structures with local historic values which could lead to the replacement of these historic buildings with modern buildings.

L. LAND USE CONFLICTS

Land use conflicts arise when development causes undesirable environmental consequences that affect the surrounding neighborhood such as:

- Noise
- Dust
- Traffic congestion and related parking conflicts
- Lighting
- Visual or aesthetic impacts
- Odor
- Drainage problems

More specific examples of the significant land use conflicts within the planning area which may occur are:

a.) Industrial operations or trucking facilities interspersed with or immediately adjacent to residential neighborhoods.

b.) Heavy commercial activities interspersed with or immediately adjacent to residential neighborhoods.

c.) Heavy traffic impacting heretofore stable residential neighborhoods.

d.) Airport noise impacts.

e.) Agricultural related uses impacting adjacent residential development.

M. METHODS OF MITIGATING LAND USE CONFLICTS

There are several ways to mitigate land use conflicts, but most often these methods can only be practically applied in situations where new development or redevelopment is occurring. The following describes some common methods to reduce potential land use conflicts.

a.) Use site planning and development standards to minimize any adverse effects of the adjacent properties, or its susceptibility to existing adverse influences.

b.) Separate potentially conflicting uses.

c.) Adopt a program to remove uses which cause extreme conflicts.

d.) Buffer conflicting uses with other uses which are compatible with both uses. In general, such uses are less sensitive to the adverse influences and yet do not themselves generate significant adverse impacts.

Examples of such buffering uses are:

Conflicting Use	Buffer	Conflicting Use
Commercial	Office	Residential
Low-Density Residential	Large lot Residential	Agricultural
Commercial	Institutional	Residential
Manufacturing	Industrial Park	Residential
Airport Approach Zone	Agricultural/Open Space	Residential
Heavy Industrial	Industrial Park/Open Space	Residential

SECTION III
GOALS, POLICIES, OBJECTIVES, AND IMPLEMENTING AGENCIES AND PROGRAMS

A. GOAL L.U.1 -- COMMUNITY CHARACTER

Maintain and improve the existing character of the community as the industrial, and commercial retail center for northern Santa Barbara County and southern San Luis Obispo County.

POLICY L.U.1 -- Balanced Land Use Mix

Establish and maintain a balanced mix of land uses to meet the present and future demands of the community.

OBJECTIVE L.U.1a
Residential: Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development.

OBJECTIVE L.U.1b
Commercial: Establish and maintain areas in which business may be conducted, merchandise sold and distributed, and public and private services rendered in an efficient, convenient and effective environment with minimal impacts to adjacent land uses.

OBJECTIVE L.U.1c
Commercial: Continue to maintain the City's retail sales emphasis to allow the City to maintain a consistent income to support necessary services and to preserve the City's smaller retail community strip centers.

OBJECTIVE L.U.1d
Industrial: Establish areas in which industrial and commercial manufacturing activities may take place without interfering with or interference from adjacent uses.

OBJECTIVE L.U.1e
Open Space: Set aside land to meet the present and future needs for recreation and park facilities and establish adequate buffers to protect prime agricultural land within the Santa Maria Valley from urban encroachment.

OBJECTIVE L.U.1f
Schools: Identify and reserve future school sites within the planning area.

ACCOMPLISHMENTS TO DATE

1. The City's Zoning Ordinance is consistent with the General Plan Land Use Element. The residential densities permitted by the Zoning Ordinance and General Plan designations are shown in Table LU-2.

2. Since 1985, 340 acres were rezoned to permit additional land for housing.

3. In 1996, the City added 35 acres of retail commercial in the vicinity of U.S. 101 and Betteravia Road.

ANTICIPATED RESULTS

* Implementation of the Zoning Ordinance and re-evaluation as necessary.
* Designation of new Sphere of Influence boundary.
* Adoption of a 20-year annexation plan for areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C.
* Development and implementation of a 6-year capital improvement program, which is updated bi-annually.

TABLE LU-2

GENERAL PLAN AND ZONING DESIGNATIONS CONSISTENCY

Zoning	Lower Density Residential	Low Density Residential	Low Medium Density Residential	Medium Density Residential	High Density Residential
RA	2 du/ac				
R-1	4 du/ac	5 du/ac			
RSL-1			8 du/ac		
R-2			8 du/ac	12 du/ac	
R-3					22 du/ac
R-3[a]					30 du/ac
CPO[a]					30 du/ac
RMH		5 du/ac	8 du/ac		

[a]Allows Senior Housing

IMPLEMENTATION PROGRAMS

1. Zoning Ordinance. The Zoning Ordinance provides the major means of implementing the goals and ordinances of the Land Use Element. State law now requires the Zoning Ordinance to be consistent with the objectives, policies, and general land uses called out in the General Plan, of which the Land Use Element is a primary component.

2. Subdivision Ordinance. The Subdivision Ordinance serves to assure workable and convenient land use patterns in developing areas. One primary function of the ordinance is to assure that potential problems are mitigated at the time land is divided for development. Another consideration is the need to encourage unique and positive urban design features, such as variable setbacks. Equally important, the Subdivision Ordinance allows for the inclusion of areas for any needed public facilities at the time of development.

3. Determination of Sphere of Influence. The amendment of a formal Sphere of Influence by LAFCO is an important step in the implementation of the Land Use Element. This action should:

   a. Officially sanction the City's involvement in influencing the appropriate development of the total planning area, including unincorporated areas of the Santa Maria Valley.

   b. Continue our efforts for closer County-City coordination on planning matters.

   c. Form a logical basis for the extension of urban services consistent with the 20-year annexation program.

4. Capital Improvement Program. The Capital Improvement Program should be more consistent with the General Plan. Beyond budgeted items, the projects specified should be evaluated on the basis of the goals and policies and service requirements of all land use designations set out in the Land Use Element.

5. Special Study Areas. The areas designated as special study areas need particular attention during the planning period. The designation should signify a commitment to specific public and private actions which will improve the quality of land uses these areas and land use compatibility. Specific Plans primarily addressing land use, infrastructure, circulation, phasing, and funding mechanisms should be prepared for these areas.

6. General Plan Review Program. As the General Plan, in response to changes in state law, become less of a "guideline" and more nearly a definitive and meaningful statement of a public policy, the process of maintaining the Land Use Element as a viable document becomes more significant. Section 65400(b) of the Government Code directs the Planning Commission to take the following additional steps not already specified in the program section:

   a. Submit an annual report to the Planning Commission and City Council on the status and implementation of the General Plan. This report should be consistent with the City's annual report submitted to the California Office of Planning and Research.

   b. Promote public interest in the understanding of the plan and the regulations relating to it.

   c. Consult and advise with other agencies, groups, and the public on ways of carrying out the plan.

   d. Review for conformity with the General Plan referrals by public agencies regarding real property acquisitions and disposition, and construction of public works and buildings.

7. Reassessment of Land Use Element. At the close of the five (5) year planning period, it is expected that a major reassessment of the element would be appropriate. Such reassessment would evaluate assumptions, goals, objectives, and policies and the application of the land use classifications in the planning area.

IMPLEMENTING AGENCIES

The City of Santa Maria, Community Development Department will implement the zoning and subdivision ordinances, designate and study the special study areas, and will develop and implement the General Plan Review Program. The City of Santa Maria Public Works Department will develop and implement the Capital Improvement Program. The City will work together with the LAFCO to establish Santa Maria's Sphere of Influence and the annexation phasing plan.

B. GOAL L.U.2 -- URBAN SERVICES

Provide all necessary urban services and facilities for present and future City residents which includes providing sufficient land for community facilities (i.e., fire station, police station, library, cultural center).

POLICY L.U.2 -- Infrastructure Timing

Insure that all urban services and infrastructure are planned and provided for in a timely manner and sufficient land is reserved for this provision.

OBJECTIVE L.U.2a
Maintain the Land Use Element to ensure a pattern of residential densities which can be served by the sewage, drainage, transportation, and utility systems, schools, and recreational facilities of the community.

OBJECTIVE L.U.2b
Coordinate land uses to match improvements to the urban infrastructure.

OBJECTIVE L.U.2c
Provide for and maintain well-located commercial and industrial sites for new development that are adequately served by highways, railroads, utilities, and other municipal services, and do not impact established residential areas.

OBJECTIVE L.U.2d
Provide for and maintain well-located and community oriented retail shopping centers to allow for convenient community access to essential goods and services as well as convenient employment.

OBJECTIVE L.U.2e
Provide large areas for agricultural related industry that are free from urban type uses, thus, avoiding typical land use conflicts.

OBJECTIVE L.U.2f
Coordinate future land uses with the Santa Maria-Bonita School District, Orcutt Union School District, and the Santa Maria Unified High School District to ensure that adequate school sites are reserved to support future growth.

OBJECTIVE L.U.2g
Ensure that development "pays its own way" by minimizing publicly financed and maintained facilities, and assume that development will be phased with construction and provision of supporting infrastructure. Implement developer fees and improvement districts assuring adequate community facilities are provided as development occurs.

OBJECTIVE L.U.2h
Ensure that adequate land is provided for those institutional and public activities which will serve new development consistent with the established standards of the General Plan.

OBJECTIVE L.U.2i
Study and propose possible hazardous waste transfer sites, as necessary, consistent with the county's adopted hazardous materials management plan.

ANTICIPATED RESULTS

Coordinated regional and City agency programs that develop and provide urban services to City residents. This includes infrastructure condition evaluation, infrastructure replacement and modification, funding, capital improvements planning and budgeting, Sphere of Influence coordination, and annexation planning.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for Goal L.U.1 will provide the means to implement the above policy and objectives.

2. The City shall require the development of specific and master plans for new development within the City to be annexed to the City, and to be in the Sphere of Influence.

3. Require agreements to annex, as appropriate, as a condition of City utilities and public services extension.

4. Encourage and protect agriculture in the City's Planning Area.

5. Continue to identify the useful life of infrastructure and establish appropriate rehabilitation programs.

6. Continue the land banking and exaction programs that would benefit schools, parks, libraries and other public facilities for site acquisition.

7. Require all developments to include bikeways and linear parkways in their site design, linking adjacent subdivisions with bikeways and parkways consistent with the bikeways plan in the Circulation Element.

8. Evaluate current City fees to determine if they are appropriate and revise, if deemed necessary, to cover direct and indirect costs consistent with AB1600.

9. Implement developer fees, improvement districts, and environmental mitigation measures as conditions to those lands being annexed to "buy in" to and to allow for future infrastructure expansion of the City's existing infrastructure and community facilities deemed necessary to support the new development.

10. Study and propose possible hazardous waste transfer sites as necessary, consistent with the county's adopted hazardous materials management plan, and forward recommendations to Santa Barbara County.

11. Amend the zoning ordinance(s) to require that large commercial centers be primarily retail oriented to preserve and maintain the City's existing community oriented shopping centers that contain grocery stores as major attractors "anchors" to the center.

IMPLEMENTING AGENCIES

The City of Santa Maria's Public Works Department will monitor local and regional facilities usage and capacity utilization, identify key infrastructure and development, and implement rehabilitation programs. The City Council will direct the Public Works Department and the Community Development Department when annexation will be required as a precursor to the extension of utilities and public services. The Public Works Department will assist the Community Development Department with the land banking and exaction programs and the hazardous waste transfer site study.

The Santa Maria Community Development Department will coordinate regional services with regional agencies; develop, review, and set conditions of development for specific and master plans; develop and implement annexation plans; and approve and implement agriculture preservation measures.

The Finance Department will assist the Community Development Department to determine appropriate fees to cover costs and allow implementation of adopted programs. The City Council will establish appropriate fee structures.

Other City departments will review plans and advise the Community Development Department's Current and Advance Planning Divisions to enable Community Development to condition development that will ensure General Plan, ordinance, and standards compliance and consistency.

C. GOAL L.U.3 -- URBAN DESIGN

The City will promote quality urban design enhancing Santa Maria's character.

POLICY L.U.3 -- Rehabilitation of Older Structures and New Development

Emphasize quality urban design features in rehabilitation and new development efforts (similar policies are in the Environmental Resources Management Element [ERME]).

OBJECTIVE L.U.3a
Update and expand the Entrada Specific Plan to identify areas which can benefit from a design theme, and establish urban design standards for selected areas of the City.

OBJECTIVE L.U.3b
Continue ongoing code enforcement efforts to ensure that property is safely maintained and attractive.

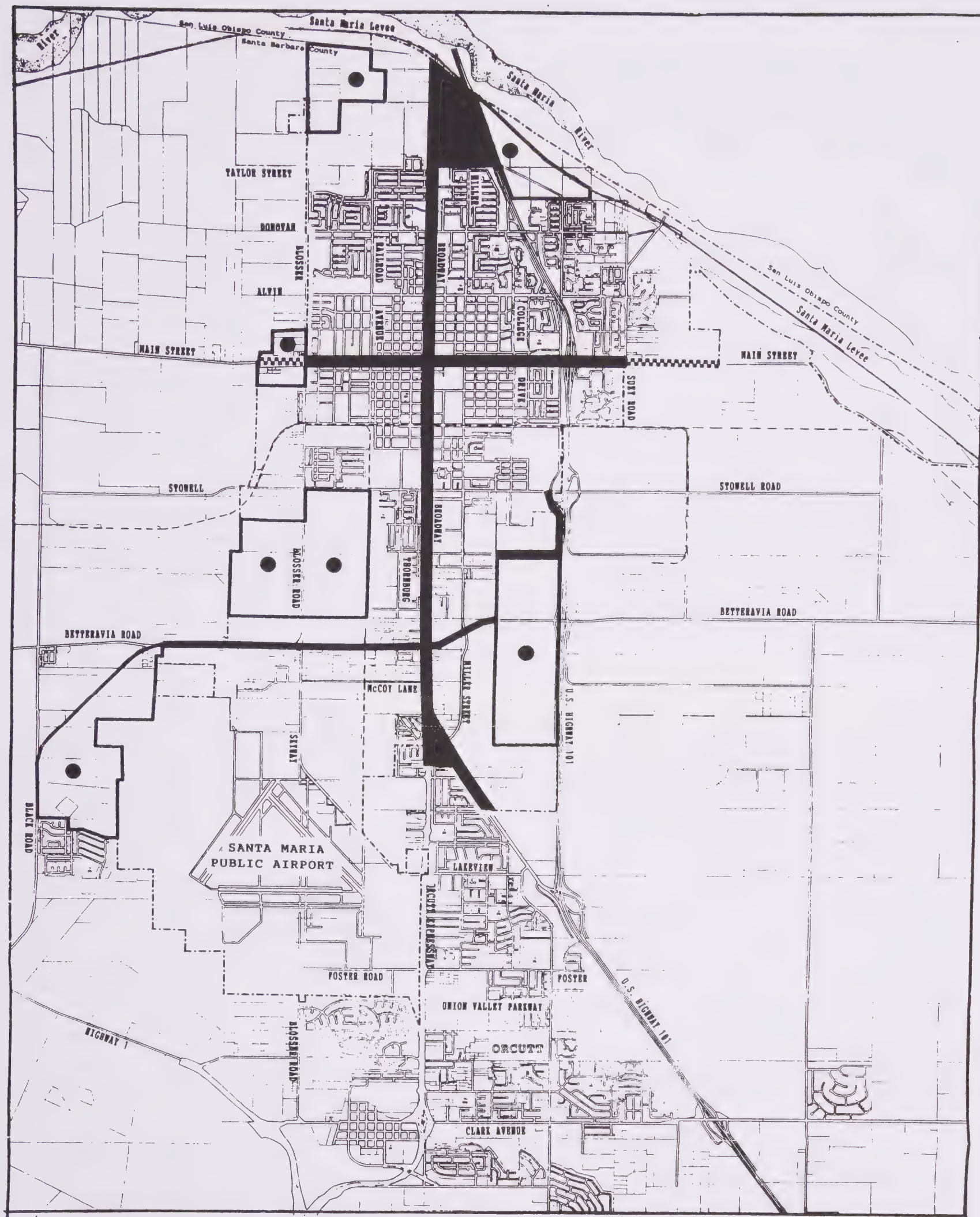
OBJECTIVE L.U.3c
Deteriorating neighborhoods shall be identified and targeted for increased police patrols, public improvements (drainage, street lighting, traffic and road, parks, landscaping, etc.), zoning enforcement, and rezoning to encourage private sector redevelopment.

ANTICIPATED RESULT

The anticipated results would be the implementation of an urban design standards, Specific Plans, and overlay districts.

IMPLEMENTATION PROGRAM

Undertake Specific Plan overlay studies to determine which neighborhoods and districts would benefit from a design theme. Potential overlay neighborhoods are North and South Broadway, Main Street, Stowell Road, Betteravia Road east of Thornburg to U. S. 101, and Santa Maria Way north of U.S. 101 to College Drive as shown in Exhibit LU-6 Based on the determination, establish Specific Plan overlay districts which would include guidelines for setbacks, building heights, building mass, landscaping, building materials, signage, and other design standards as provided in the updated Entrada Specific Plan. New development, as well as rehabilitation projects, shall comply with the overlay district standards. Implement point of entry design overlays at all freeway and highway entrances to the City as shown in Exhibit LU-6.



LEGEND

ENTRADA PLAN DESIGN GUIDELINES

FUTURE ENTRADA PLAN DESIGN GUIDELINES

PLANNED DEVELOPMENT DESIGN CORRIDOR

SPECIFIC PLAN AREA

N

NO SCALE

EXHIBIT LU-6

DESIGN GUIDELINES

IMPLEMENTING AGENCY

The City of Santa Maria Community Development Department will perform neighborhood studies, propose district standards, and establish overlay districts to be presented to the City's Planning Commission and City Council for adoption. This department will also enforce zoning and building codes.

D. GOAL L.U.4 -- INDUSTRIAL AND COMMERCIAL USES

New employment generating clean and low water demand industry and commercial uses will be encouraged to locate in Santa Maria and activities of this type presently located in the City will be encouraged to remain.

POLICY L.U.4 -- Inducements to Attract Industry and Commerce

The City should utilize a variety of techniques and tools to induce clean, employment-generating commerce and industry. Such techniques could include: (1) long-range strategic plans focusing on commercial and industrial types, location, and the costs/benefits to the City, (2) a City liaison acting between local employers, and the community college to encourage continued job training for those skills important to local employers, (3) Specific Plan development enabling the City to meet industrial and commercial needs, (4) maintain close coordination with the Chamber of Commerce and the Economic Development Association, and (5) creation and preservation of affordable housing.

OBJECTIVE L.U.4

Determine the commercial and industrial needs of the City, and determine the methods to induce their location and operation in Santa Maria.

ANTICIPATED RESULTS

Development of new industries, and revitalization of older commercial and industrial areas, including higher employment within the City.

IMPLEMENTATION PROGRAMS

1. Designate areas within the City to be developed as commercial centers which would continue to provide employment and a strong fiscal base such as U.S. 101/Santa Maria Way, Main Street/U.S. 101 to western corporate boundary, Santa Maria Way from U.S. 101 to College Drive, Broadway from Miller Road north to U.S. 101, Bradley south of Stowell to McCoy Lane, Betteravia Road east of Broadway to Miller Road, Betteravia Road west of U.S. 101, and the Orcutt Road/Skyway Drive intersection (as shown in Exhibit LU-6.

2. The U.S. 101 corridor shall continue to provide for "Big-Box" retail regional type commercial uses and provide for regional auto sales.

3. Designate Main Street and Broadway as planned development overlay areas and require specific or master plans for new development.

4. Evaluate and improve access and design standards for new commercial centers, as well as existing centers and commercial strips.

5. Encourage private and public redevelopment and revitalization of older commercial areas to serve the entire community, utilizing good urban design techniques and standards.

6. Coordinate ongoing urban programs with organized business activities, including the Chamber of Commerce, Economic Development Association, and other service organizations.

IMPLEMENTING AGENCIES

The City of Santa Maria Community Development and Public Works Departments will evaluate and adopt access and design standards for regional commercial centers.

The City of Santa Maria Redevelopment Agency will prepare and implement redevelopment and revitalization plans and standards.

The City's Community Development Department will coordinate City services and programs with community groups and service organizations as a part of public participation associated with planning program adoption and implementation. The Community Development Department will also oversee specific and master plan implementation for the Main Street and Broadway planned development corridors.

E. GOAL L.U.5 -- DEVELOPMENT CONTINUITY

Discourage sprawl and "leap-frog" development.

POLICY L.U.5 -- Sphere of Influence

Amend the present Sphere of Influence line to indicate the ultimate boundary for urban development.

OBJECTIVE L.U.5a
Determine the nature and extent of development desired in the unincorporated areas located within the urban limit line and within the sphere study areas and prezone accordingly.

OBJECTIVE L.U.5b
Implement an annexation program which would encourage the phased annexation of those areas within the urban limit line.

OBJECTIVE L.U.5c
Undertake an infill program which will promote new development within the City on undeveloped or underdeveloped parcels (related policies and objectives are in the ERME and Housing Element).

OBJECTIVE L.U.5d
Locate new development contiguous to compatible existing development.

ANTICIPATED RESULTS

The anticipated results include:

a.) Establishment of a Sphere of Influence boundary based on planned infrastructure, existing land use patterns, and location of primary agricultural land.

b.) Development and implementation of a phased annexation plan coordinating urban services, zoning, and development based on available resources.

c.) Development and implementation of programs which will encourage infill, such as innovative urban design standards and streamlined processing.

IMPLEMENTATION PROGRAMS

1. Encourage industrial development in areas with appropriate urban services and characteristics; such services and characteristics are truck route access, railroad facilities access, relatively level terrain, available utilities, and adjacent high intensity commercial area. Plan for residential land uses from which do not encroach on industrial districts.

2. Encourage office use near the Civic Center by expanding the Central Business II district.

3. Encourage residential and commercial infill projects prior to developing outlying areas. Inducements may include innovative urban design and streamlined processing.

4. Determine desired land uses for the Sphere of Influence area and development densities based on adjacent land use and General Plan policy.

5. Develop an annexation program that provides for an integrated system of zoning, infrastructure provision, and timely phased development approval.

IMPLEMENTING AGENCY

The City's Community Development and Public Works Departments will be responsible for implementing these five programs.

F. GOAL L.U.6a -- BALANCE GROWTH

Accommodate new development, balancing social, environmental and economic considerations.

GOAL L.U.6b -- PRESERVE AGRICULTURAL RESOURCES

Accommodate growth while making every effort to preserve agricultural resources in the surrounding region.

GOAL L.U.6c -- URBAN/AGRICULTURE EQUILIBRIUM

Achieve a balance between increased development and the maintenance, management, and/or preservation of local resources.

POLICY L.U.6a -- Land Use Conflicts

Resolve conflicts between existing and proposed land uses, particularly residential and industrial uses, and prevent such conflicts in the future (related policies are in the Housing Element).

POLICY L.U.6b -- Inter-Governmental Coordination

Work with Santa Barbara County and LAFCO to support mutually reinforcing goals of locating urban development within municipalities and urban areas of the county in order to protect agricultural land and to efficiently utilize public infrastructure.

OBJECTIVE L.U.6a
Promote the development of compatible uses in areas surrounding the Santa Maria Public Airport. Prohibit residential land uses in the airport vicinity not in accordance with the Noise and Safety Elements of the General Plan.

OBJECTIVE L.U.6b
Encourage retail commercial and office land uses of high quality along the approach corridors to downtown Santa Maria as specified in the Entrada Specific Plan and proposed in goals L.U.3 and L.U.4.

OBJECTIVE L.U.6c
Establish a Sphere of Influence line, as proposed in Goal L.U.5, that will be an effective tool in reducing development pressures on the outlying agricultural areas (refer to the ERME for related policies).

OBJECTIVE L.U.6d
Encourage agricultural activities within the planning area to remain in operation by discouraging land uses that conflict with adjacent farming activities.

OBJECTIVE L.U.6e
The City should continue to study and implement a system of greenbelts to provide transitions between different land uses and to protect agricultural land.

OBJECTIVE L.U.6f
Encourage Santa Barbara County to maintain an agricultural land use designation for those areas where agricultural production remains economically viable.

OBJECTIVE L.U.6g
Develop programs balancing development location; type of urban growth within the available supply of natural resources, preserving water, air, and open space resources; and the development rate, with the ability to provide infrastructure and services and assure a job/housing balance.

OBJECTIVE L.U.6h
Promote the use of alternate modes of transit to reduce traffic, improve air quality and reduce noise impacts (refer to the Circulation Element for similar policies).

OBJECTIVE L.U.6i
Evaluate and plan for additional park and recreational facilities convenient to existing and future residential areas consistent with the ERME.

OBJECTIVE L.U.6j
Plan for employee child care facilities and employee recreational facilities (showers, lockers, bike racks, etc.) to be incorporated into major developments.

OBJECTIVE L.U.6k
Use drainage retention facilities for recreational purposes.

OBJECTIVE L.U.6l
Protect significant archaeological and ecological resources and require that new development in these areas be sensitive to the presence of these resources, as identified in the ERME.

OBJECTIVE L.U.6m
Preserve open space areas surrounding the Sphere of Influence. Utilize greenbelts, bikeways, pedestrian paths, and roadways between agricultural and residential land use (see the ERME).

OBJECTIVE L.U.6n
Connect alternative modes of transit to transit routes located in San Luis Obispo County.

ANTICIPATED RESULTS

Anticipated results include the development of master plans for smaller parcels and Specific Plans for larger new development. These plans will evaluate economic and environmental impacts and benefits to the community and the City. The approved plans will be implemented, revising the Land Use Element map and zoning where necessary, thus reducing or eliminating undesirable and incompatible land uses. Another anticipated result is the preservation of agriculture by encouraging commitment to the Williamson Act, and discouraging development and annexation in those areas outside the City Sphere of Influence. Lastly, an anticipated result will be the continuing development of Santa Maria in a manner which is sensitive to agricultural, archaeological, and ecological resources.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for goals L.U.1, L.U.3, and L.U.4 will provide the means to implement the above policies and objectives. They are:

   - Zoning Ordinance
   - Subdivision Ordinance
   - Commercial Areas Design Standards
   - Older Commercial Areas
   - Reassessment of Land Use Element
   - Specific Plans
   - Main Street and Broadway Planned Development Overlay
   - Determination of Sphere of Influence
   - Capital Improvement Program
   - General Plan Review Program
   - Revitalization and Rehabilitation
   - Urban Programs Coordination with Other Service Organizations
   - Commercial Corridor Development

2. Adopt Zoning Ordinance requirements and standards as necessary to prohibit or control land uses which pose potential environmental hazards.

3. Encourage specific and master plans, including economic and environmental cost/benefit discussions for all new major projects.

4. Encourage the commitment of agricultural lands to the Williamson Act.

5. Encourage development patterns which emphasize that land furthest removed from an urban character be the last to urbanize.

6. Wherever possible, new urban land uses should not be permitted on prime agricultural land. The exception of this policy would be in cases where the new development constitutes infilling between existing development nodes where agricultural activity is no longer desirable because of the surrounding of urban uses.

7. Develop and encourage public transportation, including municipal buses, light rail, shuttle services, and bike paths. Develop and encourage ridesharing programs, including park and ride lots.

8. Implement archaeological guidelines as established by the State Native American Heritage Commission.

9. Encourage site planning sensitive to ecological resources through building clustering, planned unit development, and zoning code modifications where appropriate.

IMPLEMENTING AGENCIES

The City's Community Development and Public Works Departments will be responsible for implementing these programs. The Department of Recreation and Parks will assist the Community Development Department with evaluation and implementation of park space requirements. Department of Recreation and Parks will operate related public services.

G. GOAL L.U.7 -- LAND USE CONFLICT REDUCTION

Reduce existing and potential land use conflicts.

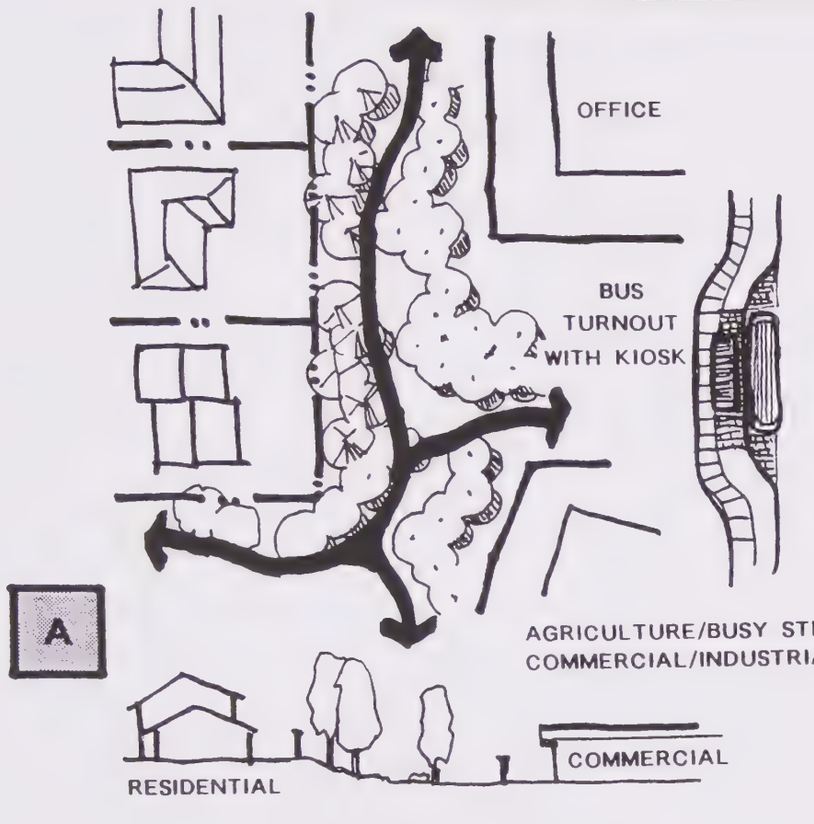
POLICY L.U.7 -- Site Design

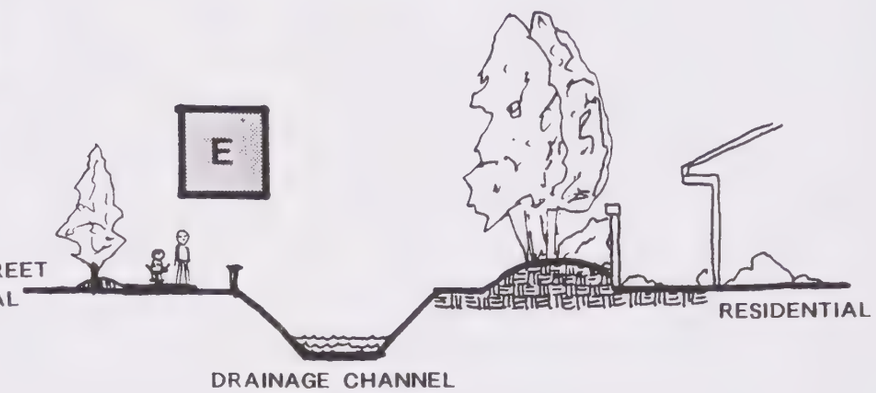
Avoid land use problems before they arise and create maximum harmony through innovative urban design between various land uses.

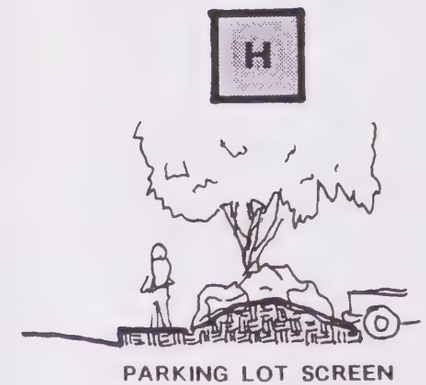
OBJECTIVE L.U.7a
Require the use of buffers between incompatible land uses by using berms, walls, open space, landscaping, bike paths, and arterial streets where appropriate (related policies are in the ERME).

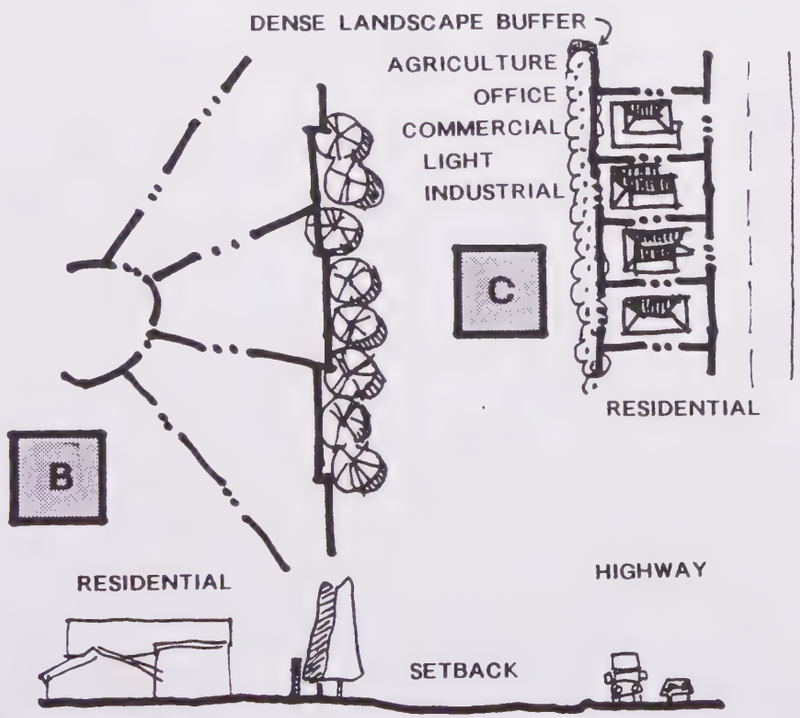
OBJECTIVE L.U.7b
Protect residential neighborhoods from encroachment by incompatible nonresidential uses and the impacts associated with adjacent nonresidential activities.

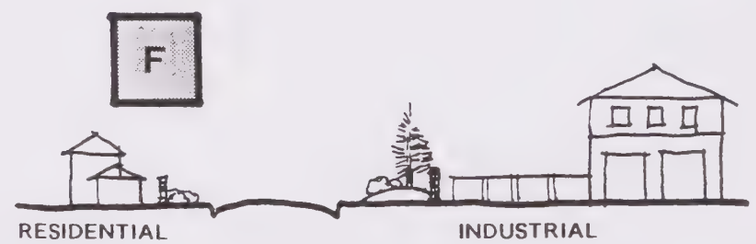
OBJECTIVE L.U.7c
Where areas classified as industrial border residential areas, the industrial area will be developed in light industrial uses with appropriate buffers (shown in Exhibit LU-7) which do not adversely impact the residential activities. In this way, the lighter industrial activities will act as a buffer between the general industrial and residential development. The Planning Commission and staff should evaluate the establishment of a zoning category that would permit "clean, quiet" industry. this land use would permit the processing of information rather than the manufacture or assembly of a product. This land use would be compatible with residential, could be used as infill, and would establish employment in close proximity to housing.











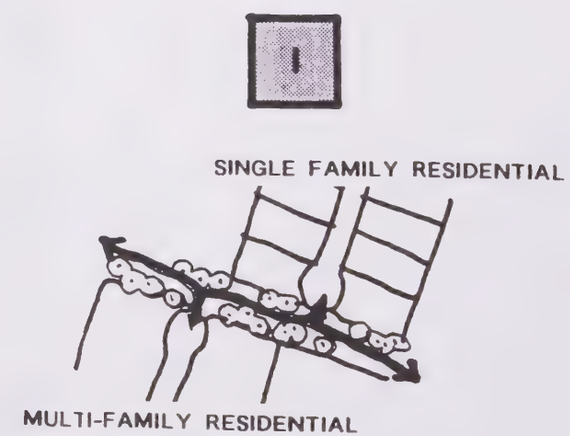


EXHIBIT LU-7

LAND USE BUFFERS AND MITIGATION MEASURES

OBJECTIVE L.U.7d

Where industrial and intense retail development borders residential development, the circulation pattern should be designed to avoid direct conflicts so that industrial and commercial traffic does not enter residential neighborhoods. Create cul-de-sacs and locate industrial districts along major arterial streets (refer to the Circulation Element).

OBJECTIVE L.U.7e

Industrial commercial and office uses shall provide sufficient on-site parking facilities to accommodate their equipment and parking needs.

OBJECTIVE L.U.7f

Where residential development takes place along arterials and collectors, every effort should be made to mitigate the negative impacts of traffic on the residential uses. Mitigation measures include set backs, landscaped buffers, walls, and limited or no driveway access into individual dwelling units.

OBJECTIVE L.U.7g

In commercial areas, encourage pedestrian walkways to be located away from traffic areas, and set apart, where possible, providing a separate pedestrian and bicycle circulation system (refer to the Circulation Element).

OBJECTIVE L.U.7h

There are portions of the Planning Area that should continue to be designated as special study areas because one or more of the following factors are present:

- These areas may have problems ranging from basic infrastructure inadequacies to land use conflicts or deteriorated structures. Other problems may include circulation problems, minimal street width, lack of road paving, or insufficient off-street parking.

- They offer the possibility of particularly beneficial land use patterns which may enhance community objectives. Such areas shown in Exhibit LU-8 include (1) the area bounded by Blosser Road, Fesler Street, The Santa Maria Railroad, and Depot Street; (2) Jones Street from Broadway to Bradley Road; (3) Dal Porto and Thornburg; and (4) East Newlove Drive.

ANTICIPATED RESULT

The anticipated result is the reduction or elimination of land use conflicts, including industrial-residential conflict. This involves street design, pedestrian design standards, and site planning.

IMPLEMENTATION PROGRAMS

1. Before significant new development occurs, it may be appropriate to prepare master and specific plans for areas emphasizing:

   - Solutions to existing or potential infrastructure problems.
   - Specific land use requirements--more detailed than the basic zoning classifications offer.
   - Solutions to the problems, outlining detailed commitments to capital improvements, and recommending special development standards for the area.

- Establish transition areas to ensure new development densities are consistent with land use policies and existing adjacent uses.

2. Create cul-de-sacs, blocking off streets which were once through streets, and locate industrial activities along major arterials.

3. Residential collector streets should link residential areas rather than concentrating residential traffic onto arterials.

4. Increase setbacks between arterial roadways and structures, using landscaped berms and walls serving to mitigate the undesirable effects of traffic, see Exhibit LU-7.

5. Design control should be used where deemed appropriate to promote compatibility with adjoining treatment, sign control, setbacks, and landscaping.

6. Regulate and intersperse hours of operation for major employment generating commercial and industrial uses.

7. Wherever possible, new development should be planned so as to minimize the cost of providing additional service.

8. Continue to implement residential density patterns which do not overburden the sewage, drainage, transportation, and utility systems, or the school and recreational facilities of the community.

9. Continue to support and encourage "mixed use" developments to reduce vehicle trips.

IMPLEMENTING AGENCIES

The City's Community Development, Public Works, and Recreation and Parks Departments are responsible for implementing these eight programs.

H. GOAL L.U.8 -- PLANNING COORDINATION

Coordinate planning efforts both within the City and with other jurisdictions in the region.

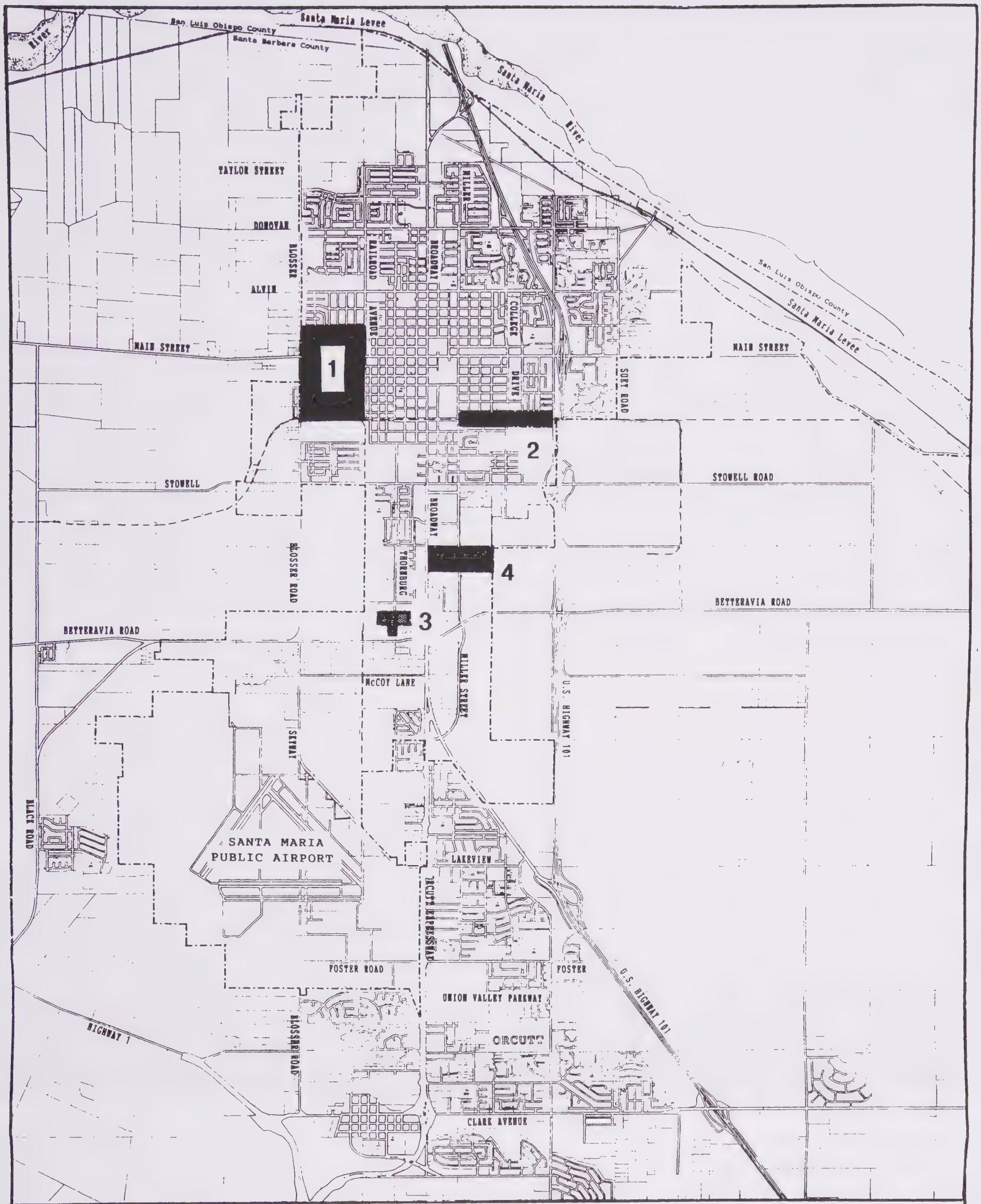
POLICY L.U.8 -- Communication

Continue to coordinate planning efforts among the various City departments and agencies, property owners, residents, and special districts.

OBJECTIVE L.U.8a
Coordinate planning efforts with the Santa Barbara County Council of Governments, Santa Barbara County, LAFCO, and other concerned agencies.

OBJECTIVE L.U.8b
Continue to involve the public in the planning and decision-making process.

OBJECTIVE L.U.8c
Emphasize public-private cooperation to promote economic development.



LEGEND

1 BLOSSER-FESLER-RAILROAD/DEPOT STREETS-SMVRR

2 JONES STREET (frontage) from BROADWAY to BRADLEY

3 DAL PORTO-WEST STREET-THORNBURG

4 EAST NEWLOVE DRIVE

N

NO SCALE

EXHIBIT LU-8

SPECIAL STUDY AREAS

IMPLEMENTATION PROGRAMS

1. Implement ways to share the cost of installation and maintenance of existing and future public facilities and infrastructure such as landscape maintenance districts, lighting districts, and Mello-Roos (assessment district) funding.

2. Release timely public notice of City's consideration of development proposals and planning programs.

3. Produce and update key economic and demographic data on a regular basis.

IMPLEMENTING AGENCY

Santa Maria's Community Development Department will coordinate with regional agencies.

I. GOAL L.U.9 -- PROMOTE ADEQUATE HOUSING SUPPLY

The City will continue to promote an adequate supply of quality residential development within Santa Maria.

POLICY L.U.9 -- Housing for All Economic Segments of Society

Ensure that adequate housing is provided for all economic segments of the population through a diversity of housing types, sizes, and density (similar policies are in the Housing Element).

OBJECTIVE L.U.9a
Encourage infill development in those areas of the City that are designated for residential development which are presently undeveloped or underutilized (refer to the Housing Element for related policies).

OBJECTIVE L.U.9b
Enhance the character of existing residential neighborhoods through the use of high quality land use and development standards, street trees, neighborhood parks, other amenities, and code enforcement.

OBJECTIVE L.U.9c
Encourage creative site design in new residential developments and encourage the development of a unique identity for each neighborhood.

OBJECTIVE L.U.9d
Provide a balance of areas for all housing types and sizes which are compatible with the surrounding land uses.

OBJECTIVE L.U.9e
Encourage the establishment and operation of homeowner associations to facilitate residential maintenance and upkeep, and to facilitate neighborhood identity.

ANTICIPATED RESULT

The anticipated result of these objectives and programs is the development of an estimated 6,000 single-family and multiple-family dwelling units within the existing corporate limits. This includes affordable and market rate units and special user units (such as disabled).

IMPLEMENTATION PROGRAMS

1. Where additional dwelling units are added to existing housing stock, the architecture and building materials should be compatible to help blend the newer stock with the older's aesthetic qualities.

2. Continue to protect existing mobile home parks.

3. Continue to implement the housing rehabilitation program; continue to target specific neighborhoods for rehabilitation.

4. Enforce housing, health, and safety codes, as well as zoning enforcement to enhance and maintain quality neighborhoods.

5. Continue to inform the public about fair housing laws.

6. Establish and implement design criteria and standards which promote innovative urban design such as varied setbacks, clustering of dwelling units, and encouraging building material variation.

7. Encourage the establishment of homeowner associations to maintain the neighborhood's facilities and to allow the neighborhood to control the character and upkeep within the association.

8. Work towards achieving a land use balance to provide equal supplies of residential, commercial, and industrial.

9. Mobile home parks should not exclude children.

10. Encourage residential developments with alleys to allow apartments and/or second units to be built.

11. Streamline the development process to efficiently process the addition of second units where presently permitted.

12. Continue to evaluate the applicability of "granny flats."

IMPLEMENTING AGENCIES

The Community Development Department will, where appropriate, enforce codes, and develop and implement innovative design criteria and standards. The City Attorney's office will pursue legal actions to enforce fair housing laws or will notify other offices such as the District Attorney or Attorney General to enforce applicable fair housing laws. The Redevelopment Agency will continue to target rehabilitation areas and implement the rehabilitation programs. The Police Department will administer the neighborhood watch program.

J. GOAL L.U.10 -- PROMOTE HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Continue to promote quality commercial and industrial development in Santa Maria and encourage the upgrading and revitalization of the existing commercial and industrial areas.

POLICY L.U.10a -- Regional Commercial Center

The downtown mall shall continue to be the regional commercial center for the City (related policies are in the ERME).

OBJECTIVE L.U.10a
Encourage the development of community commercial activities and centers along the major arterials serving the City such as Broadway and Main (as shown on Exhibit LU-6).

OBJECTIVE L.U.10b
Continue to review land use designations for undeveloped parcels presently designated for industrial or commercial development to ensure the goals and objectives of the City will be met.

OBJECTIVE L.U.10c
Continue to maintain the Stowell/Bradley wholesale regional commercial center as a regional center to avoid residential neighborhood and community retail conflicts.

POLICY 10b -- Neighborhood Commercial Centers

Design neighborhood commercial centers so they serve the needs of surrounding residents.

OBJECTIVE L.U.10d
Allow retail and office uses to use shared parking arrangements to meet parking requirements where appropriate and encourage common access between centers to reduce the number of ingress and egress points along Broadway, Main, and other major arterials.

OBJECTIVE L.U.10e
Encourage the use of clean and low-water demanding industrial activities which provide the City with the greatest employment generation.

OBJECTIVE L.U.10f
Encourage nonconforming industrial and commercial uses to relocate to more appropriate areas of the City.

OBJECTIVE L.U.10g
Continue to promote industrial park, and recreational, development in the vicinity of Santa Maria Airport. Within the industrial parks, prohibit intensive retail commercial, general offices, medical offices, and consumer oriented general business.

OBJECTIVE L.U.10h
Encourage government offices to be located in and around the Civic Center.

OBJECTIVE L.U.10i
Encourage higher intensity mixed land uses adjacent to railroad rights-of-way which are designated for future rapid transit corridors.

ANTICIPATED RESULT

The anticipated result is the development of high quality industrial and commercial facilities within Santa Maria. Parking and site design standards will be evaluated to most efficiently utilize urbanized land and to minimize impacts on adjacent land uses.

IMPLEMENTATION PROGRAMS

1. Develop and implement a commercial and industrial infill program.

2. Encourage commercial use along major routes.

3. Evaluate retail and office parking needs. Based on evaluation results, modify current parking requirements and promote designs which induce sharing of parking.

4. Evaluate industrial employment generators; encourage those with the highest yield to locate in Santa Maria. Possible inducements include streamline processing.

5. Evaluate local rail facilities, designate those appropriate for future light rail transit use, and zone adjacent areas with higher intensity development.

6. In order to maintain a constant supply of residential land throughout the planning period, the Planning Commission and City Council may explore implementation programs which allow a set number of dwelling units or acres of residentially designated land to become available for development each year.

The purpose of this provision is to allow, should the need arise, the placement of a percent limitation to more evenly distribute residential absorption over the planning period. This would avoid complete residential build-out in three to four years due to extensive demand from major urban areas.

IMPLEMENTING AGENCY

The City's Community Development Department will implement the six programs as directed by the City Council.

K. GOAL L.U.11 -- BALANCE LAND USE SUPPLIES

The City will address the present imbalance between the land area designated for residential development and for those areas designated industrial and commercial development.

POLICY L.U.11 -- Jobs and Housing

Ensure that a balance of land use between the employment generating commercial and industrial uses, and residential development is achieved.

OBJECTIVE L.U.11a

Maintain the current program of using existing land use and zoning maps to determine whether residential development is appropriate for those areas designated as industrial.

OBJECTIVE L.U.11b

On an ongoing basis, determine if the redesignation of some industrial areas to nonindustrial uses is necessary, consistent with goals and policies of L.U.7 and good planning practice.

OBJECTIVE L.U.11c
Review the areas designated for residential areas to ensure that a variety and balance of housing types and densities are provided for.

ANTICIPATED RESULTS

The anticipated results associated with the implementation of this set of goals, policies, objectives, and programs are the continued evaluation of existing residential and industrial use, residential and industrial demand, and the implementation of residential and industrial land use balancing measures.

IMPLEMENTATION PROGRAM

Continue to review City land use and zoning maps, determine the industrial and residential development potential, and evaluate the industrial and residential demand in light of potential. Based on the findings, continue to rezone and redesignate as appropriate consistent with goals and policies of L.U.1 and L.U.7.

IMPLEMENTING AGENCY

The Community Development Department will implement this program.

L. GOAL L.U.12 -- WATER SUPPLY

Participate in and implement programs and measures which effectively conserve water.

POLICY L.U.12 -- Conservation

Implement programs and measures which will be effective in conserving water resources.

OBJECTIVE L.U.12a
Discourage construction of large impervious surfaces in groundwater recharge areas wherever possible.

OBJECTIVE L.U.12b
The Land Use Element shall protect groundwater recharge areas.

OBJECTIVE L.U.12c
Protect those land areas that are essential to the maintenance of water quality, including groundwater recharge areas and domestic water well sites. This should include setbacks to ensure that potential contamination is minimized per the Santa Barbara Hazardous Material Plan.

OBJECTIVE L.U.12d
Participate in the California Water Project.

IMPLEMENTATION PROGRAMS

1. Establish residential, commercial, and industrial retrofit programs for water-saving devices.

2. Encourage site design and landscaping plans which feature low water utilization materials.

3. Examine all water sources, rezone, and redesignate those critical to water accumulation as open space.

4. Participate in the California Water Project.

5. Examine water sources and water accumulation areas; develop and implement a plan which prioritizes areas which are to be developed before others.

IMPLEMENTING AGENCY

Santa Maria's Community Development and Public Works Departments will implement the five programs.

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ENDNOTES

1. ***Density.*** *A ratio of the residential population per acre of land. It is often expressed in terms of dwelling units per acre.*

2. ***Intensity.*** *A concept which relates to the development of the land. It is often measured by the height, setbacks, and floor-area ratios of buildings on sites.*

3. ***Land Use.*** *A classification of what the land is being used for and is usually stated in general terms like: residential, commercial, industrial, and public uses.*

4. ***Goal.*** *A very broad statement about a desired end result.*

5. ***Policy.*** *A general guide to direct actions towards attaining the goal.*

6. ***Implementation Program.*** *An action, or set of actions, taken to enforce policy.*

7. ***Planning Area.*** *Any land outside the City Limits, but having an impact on the planning of the City.*

8. ***Sphere of Influence.*** *Land determined by LAFCO to be ultimately annexed and served by the City.*

9. ***LAFCO.*** *The Local Agency Formation Commission has authority to review and approve all boundary changes in the County.*

10. ***Objective.*** *A measurable action taken to implement policy.*

11. ***Planning Process.*** *A series of sequential steps taken to solve problems. These steps include: problem identification; setting goals, collection and analysis of data; establishment of objectives, policies, and implementation programs; formulation of alternatives; selection; implementation; and monitoring and amending the plan.*

12. ***Capital Improvement Program.*** *A mid-range (6-year) plan to construct major public improvements in the City.*

13. ***Specific Plan.*** *A detailed plan for the development of a specific area. It creates a bridge between the General Plan and individual development proposals and directs all facets of future development.*

14. ***Annexation.*** *A process of adding land to an incorporated jurisdiction.*

15. ***Affordable Housing.*** *Housing with monthly rental or purchase payments (including taxes and insurance) that are no greater than 30% of the median monthly household income in the City of Santa Maria.*

16. ***Acre Foot of Water.*** *325,851 gallons of water. The amount of water required to cover one-acre with one foot of water.*

17. ***Mitigation.*** *Reduction of impacts. This term occurs most often in the environmental process.*

18. ***Regional Retail Commercial.*** *Retail commercial uses which attract shoppers from outside the Santa Maria Valley.*

19. ***Reserve Line.*** *Boundary of an area which is set aside for a particular general land use.*

20. ***Unincorporated.*** *Territory where Land Use decisions are made by the County Board of Supervisors.*

21. ***Land Use Conflict.*** *Uses which are incompatible due to locating severe impact generators (i.e., noise, dust, odor) near sensitive receptors (i.e., school, hospital, house).*

22. ***Development Capacity.*** *The ability of the area to sustain the intensity/density of the land uses placed on it.*

23. ***Prime Agricultural Land.*** *Class I and Class II Soils. Generally, these are the best lands for irrigated row crop agriculture.*

24. ***Buffer.*** *Blocking, or limiting, the adverse impacts between land uses.*

25. ***Zoning.*** *The Land Use laws of the City which are the primary means for implementing the goals, policies, and objectives of the General Plan.*

26. ***Standards.*** *Qualities which may be measured and compared.*

27. ***Dwelling Units Per Acre.*** *A measure of population density based on the number of housing units on an acre of land.*

28. ***Neighborhood Commercial.*** *Retail commercial uses intended to serve the primary needs of the adjacent residential neighborhoods.*

29. ***Transportation Corridors.*** *Linear routes of travel.*

30. ***Environmental Impact.*** *An action which has an effect on the environment. An environmental impact report attempts to provide decision-makers with a full information document about the consequences of a development.*

31. ***Land Use Policy Map.*** *A diagram of general locations of Land Use classifications throughout the City of Santa Maria and Sphere of Influence. Also, serves to support or graphically illustrate policies of the General Plan.*

    A copy of the Land Use Policy Map is available at Community Development Department and City Clerk's office.

32. ***Aesthetic Guidelines.*** *An urban design and architectural theme adopted to assist development and redevelopment areas to fit into the existing City fabric.*

33. ***Density Bonus.*** *An increase of the density allowed if a public benefit is provided. Generally, a density bonus is provided for the provision of affordable housing.*

CIRCULATION ELEMENT
of the
SANTA MARIA GENERAL PLAN

Adopted January 4, 1994

CIRCULATION ELEMENT
SANTA MARIA GENERAL PLAN

City of Santa Maria
110 East Cook Street
Santa Maria, California 93454
(805) 925-0951

Contact:
John P. Shoals, Project Planner
Jerry E. Frasier, Principal
William H. Orndorff, Director

Adopted JANUARY 4, 1994

RESOLUTION NO. 94-8

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA ADOPTING A COMPREHENSIVE UPDATE OF THE CIRCULATION ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-93-01

WHEREAS, on January 4, 1994, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering a comprehensive update to the Circulation Element of the Santa Maria General Plan, GP-93-01; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Circulation Element is a state mandated general plan element, and State Law provides that major revisions to mandatory elements be made every five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, the existing Circulation Element was adopted in April of 1979 with minor revisions through September 1993, but has not had major revisions since its adoption; and

WHEREAS, the Circulation Element Update provides for a transportation system to accommodate the existing and projected traffic demands of the General Plan Land Use Element (August 1991) and the Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Study; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the outdated Circulation Element adopted in April 1979 and replace said element with an up-to-date General Plan Circulation Element; and

WHEREAS, the City Council reviewed and certified the Final Environmental Impact Report (E-93-06), and adopted CEQA Findings and Statement of Overriding Considerations prepared for the comprehensive Circulation Element Update; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said public hearing;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Santa Maria General Plan is hereby revised to replace the existing outdated Circulation Element with the comprehensive Circulation Element Update, dated September 1993, and Errata Sheet of December 1, 1993, based on the following findings:

LIST OF EXHIBITS

PREFACE

The Santa Maria Circulation Element evaluates the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The intent of the Circulation Element is to guide the orderly improvement of the circulation system in direct response to the Land Use Element of the General Plan.

The City of Santa Maria Circulation Element fulfills the State Planning Act and the regulations in Section 65530 et. seq. of the Government Code of the State of California. Section 65302(b) of the Government Code states that a circulation element must consist of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the Land Use Element of the plan.

The existing Circulation Element was adopted by the City Council on April 17, 1979. The text was reformatted in April, 1987 and incorporates amendments made through September 7, 1993. This text updates the current Circulation Element and provides new information, appropriate goals, policies, and implementation programs to guide the City's development.

I. INTRODUCTION

Transportation facilities, their location and accessibility, have been and continue at present to exert a major influence upon the shaping of cities. These facilities influence the development pattern of the environment by affecting the location of housing, employment, recreation, and commercial activity.

By the nature of the function they serve, transportation facilities inevitably tend to cross jurisdictional boundaries. As a consequence, decision-making in the realm of transportation may involve a multiplicity of agencies, many with conflicting interests. Because of the need for coordination, critical decisions, if deferred, may not be effectively implementable.

The intent of the Circulation Element is to preserve future road rights-of-way and to provide for public mobility and access necessary to support the existing and anticipated population of the City. Adoption of this Circulation Element complies with the requirements and responsibilities set forth in the State of California Streets and Highways Code and the Planning and Zoning Laws of the State of California Government Code.

The Circulation Element serves the following needs:

* coordinate the transportation and circulation system with planned land uses;

* promote the efficient transport of goods and the safe and effective movement of all segments of the population;

* make efficient use of existing transportation facilities; and,

* protect environmental quality and promote the wise and equitable use of economic and natural resources.

DEFINITIONS

In general, circulation systems are composed of a wide range of transportation facilities which serve two basic functions--mobility and land access. Mobility means providing the ability for motorists to travel between their points of interest. Land access means providing access to properties at the final destination which may include parking or driveway access. A circulation element is typically composed of facilities that emphasize either mobility or access to different degrees. The following types of facilities are defined in the Circulation Plan:

ROADWAY CLASSIFICATION

Facility Type	Emphasis (Mobility versus Land Access)
Freeway	Mobility, with no land access and limited access to primary arterial streets.
Primary Arterial	Mobility, with intermittent access to arterials, other streets, and freeways and with minimal direct land access.
Secondary Arterial	Mobility, with access to collectors, some local streets, and major traffic-generating land uses.
Collector	Mixed, with access provided from local streets to arterials, and access also provided to some adjacent land uses.
Local	Primary purpose is to provide access to collector streets.
Minor	Land access, with access to local and collector streets.

BIKEWAYS

"Bikeway" is used to define all facilities that explicitly provide for bicycle travel. It can mean anything from fully grade separated facilities to streets with simply signage to designate the route. There are three classes of bikeways which are defined as follows:

Multi-Purpose Trail: A completely separated joint use facility designed for shared pedestrian and bicycle use. Multi-purpose trails are posted with signs that separate the pedestrian and bicycle traffic. There are two types of multi-purpose trails.

Multi-Purpose Trail I (MPT-1) is a completely separated joint use facility designed for shared pedestrian and bicycle use. These facilities may be located along rivers, abandoned and existing railroad, utility rights-of-ways and between parks.

Multi-Purpose Trail II (MPT-2) is a separated joint use facility (pedestrian and bicycle) which is used in conjunction with a Class II bike lane. This type of facility gives the bike rider the option of using the bike lane or the separated multi-purpose trail. This facility typically replaces the traditional sidewalk, as it can serve as both the sidewalk and recreational trail.

Class II, Bike Lane: A restricted right-of-way designed for the exclusive or semi-exclusive use of bicycles. Through travel by motor vehicles or pedestrians is not allowed; however, vehicle parking may be allowed. Crossflows by pedestrians and motorists to gain access to driveways, parking facilities, or an associated land use is allowed.

Class III, Bike Route: A shared right-of-way designated as such by signs placed on vertical posts or stenciled on the pavement. Any bikeway which shares its through traffic with either or both moving (not parked) motor vehicles and pedestrians is considered a Class III bikeway.

II. PLANNING CONSIDERATIONS AND FINDINGS

Existing Street System

North-South Streets

Regional access to the City of Santa Maria is provided by the U.S. 101 Freeway. This highway provides the City with good access to neighboring population centers. U.S. 101 extends south of Santa Maria to the City of Santa Barbara and beyond to the Los Angeles area. North of Santa Maria, U.S. 101 passes through San Luis Obispo County.

The major existing north-south streets serving Santa Maria are Broadway, Blosser/Skyway, and Miller. Broadway (State Route 135) is a four and six lane facility which is the primary north-south route through the Santa Maria/Orcutt urban area. Broadway carries a significant volume of traffic (26,000 to 39,500 average daily trips). It is also expected to carry increasing volumes of traffic with future development of the City. This will require roadway and intersection improvements to relieve projected congestion. Blosser Road is a north-south arterial along the western boundary of the City Limits. Blosser Road becomes Skyway Drive at Betteravia Road. Skyway provides the primary access to the Santa Maria Public Airport. In order for Blosser Road to relieve congestion from Broadway, it must be improved to arterial standards. Miller Street is located just east and parallel to Broadway. As shown in Figure C-1, it extends from just south of Taylor Street (in the northern portion of the City) to its intersection with Santa Maria Way and Orcutt Expressway.

College Drive, Depot Street, Railroad Avenue, Bradley Road, and Suey Road could be developed as north-south arterials to help relieve traffic congestion on Broadway and Miller Streets. Presently, College Drive extends from Donovan Road southward to Battles Road at the city limits and begins again at Sunrise Drive and connects to Bradley Road in Orcutt. College is located between Miller Street and U.S. 101 (Figure C-1). College could provide an alternative route to Broadway for residents in the southern portion of the City and the Orcutt area.

Together, Depot Street and Railroad Avenue have the potential of being made a north-south arterial serving the area between Broadway and Blosser Road. However, present discontinuities preclude its effective use as an arterial. Depot runs intermittently from Fesler Street south to Battles Road. Depot continues again south of Betteravia Road for a short distance as a cul-de-sac. Railroad Avenue merges with Depot Street at Fesler, where it continues to the northern City limits. Railroad Avenue parallels Depot Street and is classified as a local street between Main and Liberty Streets.

East-West Streets

The major east-west streets serving Santa Maria are Donovan Road, Alvin Avenue, Main Street, Stowell Road, Battles Road, McCoy Lane, and Betteravia Road. Donovan is located at the northern end of the City.

It has four lanes west of Lynn Drive and two lanes to the east. Donovan Road has an interchange with U.S. 101. Alvin runs continuously from Blosser Road to Suey Road, but it does not have an interchange with U.S. 101. Main Street is designated State Route 166, west of U.S. 101, and connects Santa Maria to Guadalupe to the west and unincorporated areas of Santa Barbara County to the east. Main Street also has an interchange with U.S. 101. Stowell Road was formerly designated as State Route 176. It is four lanes in width throughout the City as far west as Blosser Road. Betteravia Road traverses the City one-mile south of Stowell Road. It provides access to Casmalia to the west and Garey and Sisquoc to the east.

McCoy Lane and Battles Road are important with respect to their potential to be developed as east-west arterials. McCoy Lane presently runs from Westgate Road (west of Skyway Drive) to the eastern boundary of the city limits where it terminates. Battles Road extends from the western boundary of the city limits eastward to Bradley Road. Battles Road has the potential to be extended westward to Blosser Road and beyond.

Although the future Union Valley Parkway is to be developed in the unincorporated area of Santa Barbara County, it is anticipated that it will help reduce volumes of traffic on streets within the City. The planned roadway will extend from U.S. 101 to Highway 1 west of the City of Santa Maria and between State Route 135 and the westerly City limits. Approximately three-quarters of a mile west will be wholly within the City.

The roadway improvements identified in the Citywide Transportation Study included specific roadway and intersection improvements as well as revisions to the functional classification system. Details of the roadway and intersection mitigation are available in the Santa Maria Circulation Modeling Study Report December 19, 1991 (Appendix A of Technical Appendices).

CIRCULATION PROBLEMS

Analysis of the existing roadways indicate that modifications and improvements are required to adequately accommodate projected transportation demand associated with build out of the Land Use Element of the General Plan. Based on these findings, present and anticipated problems that this Circulation Element addresses are:

* Improvement of north/south street continuity to provide additional roadway alternatives to reduce traffic "bottlenecks" and provide adequate, uniform capacities on each street.

* Provision of alternative east/west roadway routes, and the improvement of the U.S. 101 ramp intersections with Main Street, Broadway, Stowell, Betteravia, McCoy Lane, Donovan, and Union Valley Parkway.

* Extension of arterial and collector street system to serve anticipated development areas.

* Internal traffic circulation within and through new and existing subdivisions to provide for circulation continuity and prevent isolation of individual developments.

Existing Roadway Classification System

The Citywide Transportation Study also analyzed the City's existing roadway classification system. The findings and recommendations of the Transportation Study are discussed below.

The City's current classification system consists of nine roadway classifications and ten street design standards in three general groupings. The roadway section design includes residential streets (4 standards), commercial streets (3 standards), and industrial streets (3 standards). However, the present Circulation Plan does not distinguish between all of these various facility types.

In order to assist the Public Works and Community Development Departments to more efficiently plan for future transportation facilities and the maintenance of them, a simplified standard roadway classification is outlined below. The classification system establishes a hierarchy of streets in terms of their function in carrying through traffic (i.e., providing mobility) versus accommodating access to fronting properties via driveways. This classification system consists of the following facility types:

* **Freeway** - Reserved for limited access, uncontrolled, grade separated facilities, this classification includes U.S. 101. The Freeway provides a high degree of mobility with no direct land access.

* **Primary Arterial** - This would replace the Principal Arterial classification in the existing roadway standards. Primary Arterials will continue to provide mobility with intermittent access to Secondary Arterials with minimal direct land access.

* **Secondary Arterial** - This would replace the Local Arterial classification. Secondary Arterials provide mobility via access to Collector Roads and some Local Streets and accommodate access to major traffic-generating land uses.

* **Collector Road** - This roadway classification will remain unchanged. The Collector Road connects Local Streets with Secondary Arterials and, occasionally, Primary Arterials, and also provides access to major land uses.

* **Local Streets** - This roadway classification will remain unchanged. Local Streets provide access to adjacent land uses as well as access to Collector Roads.

  The recommended revised roadway classification system is described on page C-12 and shown in Figure C-2.

  Minor Streets - This is a new roadway designation. Minor Streets provide access to adjacent land uses as well as to Local Streets and, occasionally, Collector Roads. Minor Streets occur only within and serve only residentially-zoned properties.

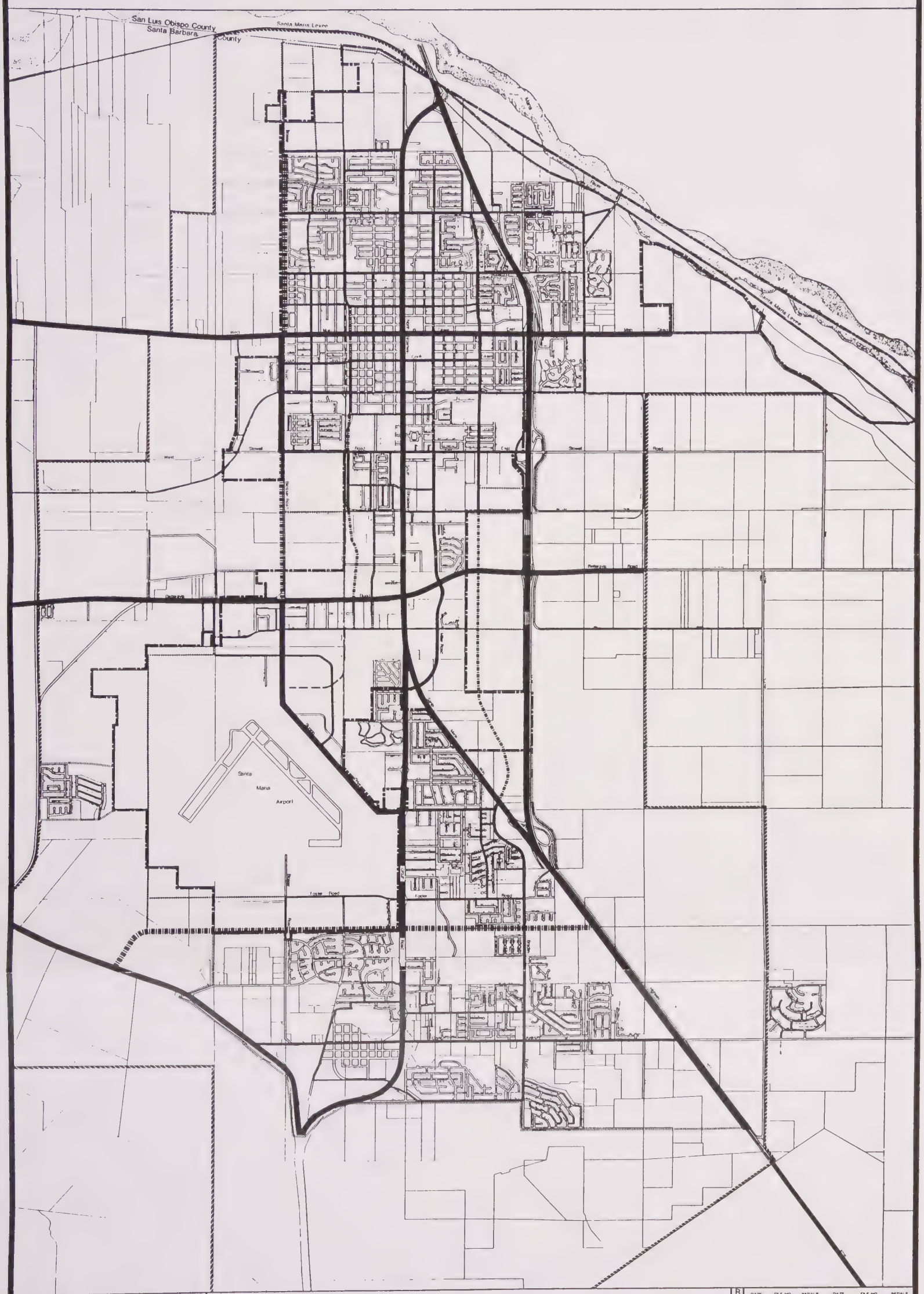
City of Santa Maria General Plan

Circulation Plan (1979-1993)

Legend

City Boundary
Sphere Of Influence
Planning Area

EXISTING PROPOSED
Principal Arterial
Local Arterial
Collector



Circulation Plan (1979-1993)

REVISIONS

DATE	FILE NO	INITIALS	DATE	FILE NO	INITIALS

FIGURE C-1

Existing Transportation System and Service

Transportation technology and needs in California have changed greatly, with emphasis on the development of a balanced multi-modal transportation system. This section discusses the non-highway components of the City's Circulation System. This includes local and intercity bus service, taxis, railroads (passenger and freight service), aviation, pedestrian/equestrian facilities, and bike facilities.

Public Bus System

The City of Santa Maria initiated the Santa Maria Area Transportation Project in 1976 as a demand-responsive service starting with two 11-passenger vans. In 1977, the service was expanded to include the Orcutt (unincorporated) area and the City of Guadalupe. From 1979-1985, the system grew rapidly to include fixed-route service, expanded hours, and changed its name to Santa Maria Area Transit (SMAT). Currently, SMAT operates four buses on five fixed routes and one-bus feeder service in the Orcutt area. Four buses are assigned to the special door-to-door service for registered elderly residents 60 years or older, disabled individuals throughout the Santa Maria-Orcutt area, and twice-a-week service to the City of Guadalupe. SMAT also operates a Special Health Services bus from Guadalupe to the City of Santa Barbara, with intermediate stops in Santa Maria, Lompoc, and the Santa Ynez Valley. SMAT annual ridership has steadily grown from 18,000 annual passengers in 1980-1981 to 264,500 passengers in 1991-92.

Intercity Service

Intercity bus service is provided by the Greyhound/Trailways Corporation. Ten daily coaches in each direction, subject to seasonal variation, run along this north-south corridor and pass through Santa Maria, utilizing Broadway and Main Street between the bus terminal and US-101. These buses serve other communities at various frequencies. Daily service to the following cities is available:

Northbound	Southbound
Arroyo Grande	Los Alamos
Pismo Beach	Vandenberg AFB
Shell Beach	Lompoc
San Luis Obispo	Buellton
Paso Robles	Goleta
Salinas	Santa Barbara
San Jose	Oxnard
San Francisco	Los Angeles
	San Diego

Taxi Services

Five taxi cabs operate within the City and are stationed at five taxi stands, primarily within the central business district, the bus terminal, and at the Santa Maria Airport.

RAIL SYSTEM
Passenger Service

Amtrak service utilizes the coastal north-south corridor, but does not serve Santa Maria. Northbound passengers generally utilize the San Luis Obispo terminal, whereas southbound passengers use either the San Luis Obispo or Santa Barbara terminal. Trains travel once a day in each direction and do not pass through the planning area. San Diego service was extended to Santa Barbara in 1990 with one train in each direction daily.

Freight Service

The only local railroad within the planning area is the Santa Maria Valley Railroad (SMVRR), which deals only with local freight operations. Its eight-mile line runs from the Southern Pacific Line in Guadalupe to the west to the Santa Maria River near Garey to the east. The tracks bisect the planning area, passing through the urban area along Jones Street. There is one spur track to the Santa Maria Airport, along Railroad Avenue.

Freight trains operate along the SMVRR tracks up to six times daily, carrying shipments of foods such as sugar beets, frozen vegetables, and berries, and raw materials for use in manufacturing such as lime rock, coke, and asphalt.

PEDESTRIAN/EQUESTRIAN MOVEMENTS
Trails and Paths

The City of Santa Maria is generally well served by a system of sidewalks for everyday and recreational uses. Most sidewalks contain ramps for handicapped access. In older areas of the City sidewalks and curb-cuts are being added as new developments are constructed. The City has installed a pedestrian bridge across Broadway to provide easier access between the Town Center Mall and the west side of the street. In addition to the urban sidewalk, the City also offers a number of off-street pedestrian facilities for hiking and recreational uses. Trails are planned along the Santa Maria Levee and the twenty-four parks, special use areas, and specialized recreation areas throughout the City. Equestrian facilities are currently available at Suey Park.

AVIATION
Commercial Aviation

Scheduled passenger airline service is provided by American Eagle, United Express, and Delta Skywest Airlines which are all subsidiaries of major airlines. The service provided is essentially of a commuter nature, in that flights serving Santa Maria make multiple stops between major airports, such as Los Angeles International or San Francisco International, to "feed" other domestic and international flights. The service is generally provided by twin-engine turbo-prop aircraft which seat between 12 and 20 passengers. In addition, overnight package service is also provided by Federal Express, DHL, and Emery air services.

In 1984, Santa Maria Public Airport handled 103,590 annual operations. This is projected to increase by about 43 percent to 147,900 annual operations in 1990 and by 162 percent to 271,900 annual operations in 2005.

General Aviation

The airport offers facilities for general aviation pilots by providing tie-down spaces and hangars for small aircraft. Approximately 160 aircraft are based at Santa Maria. An additional nine (four company-owned, three privately-owned, and two helicopters) are based at a small private strip at the northwestern corner of the City.

GOODS MOVEMENT

Motorized Transport

Due to Santa Maria's agricultural and industrial economic base, trucks comprise a significant percentage of the City's traffic. Approximately eight percent of the average daily traffic (on state routes) in Santa Maria involves the use of trucks for goods movement.

Truck traffic may range higher on facilities that provide access to agricultural or industrial areas near the airport and west of the City (i.e., Main Street, Stowell Road, Betteravia Road and Clark Avenue). However, count data reflecting this information was not available. Truck-related congestion was observed at several key intersections including the Betteravia Road and U.S. 101 interchange (northbound and southbound ramps), the Betteravia Road and Broadway intersection and vicinity, the Knudsen Way and Blosser Road intersection and vicinity, the Betteravia Road and Blosser Road intersection and vicinity, and the Hanson Way and Main Street intersection and vicinity. These facilities, among others in the City, are either centrally located in industrial/agricultural areas or are along access corridors to these areas.

The City currently does not have a designated truck-route system plan.

Non-Motorized Transport

A natural gas pipeline system in the City of Santa Maria runs north-south near Blosser Road. The Union Oil Corporation (UNOCAL) operates an oil pipeline that runs east-west along the Battles Road corridor. Transmission lines are distributed throughout the City, with a major line running north-south near Railroad Avenue. Water and sewage distribution systems criss-cross the City on a grid-like pattern serving residential, agricultural, industrial, and commercial users.

PARKING

Downtown

On-street parking is generally permitted on all streets in downtown Santa Maria, with the exception of the vicinity of the Town Center Mall. There are also two municipal off-street parking lots downtown. One is at the Town Center East, the other at Town Center West. A new three- story parking structure has been constructed at Town Center East Commercial Center.

On-Street

Parking is permitted on most streets as regulated. There are no meters in any of the commercial areas.

Off-Street

Off-street parking standards are established in the City's zoning ordinance. The amount of parking required depends on the type and tenure of the land uses. Free off-street parking is generally provided by all businesses in their own private lots.

Park-and-Ride

Two park-and-ride lots with a total of about 40 spaces have been constructed near the interchange of Route 135 and Clark Avenue. These lots are used almost exclusively by Vandenberg Air Force Base (VAFB) workers. Park-and-ride lots in Arroyo Grande (10 spaces) and Pismo Beach (15 spaces) are available for use by San Luis Obispo County residents who work in Santa Maria. Presently, these lots are fully utilized. In addition, "informal" park-and-ride arrangements exist on a rural road near the U.S. 101/Clark interchange for southbound clean air express riders and on city streets near the College Drive/ Donovan Road intersection for northbound commuters.

BIKE ROUTE SYSTEM

In June 1992, the Santa Maria City Council adopted the Santa Maria Bikeway Plan (Appendix C of Technical Appendices). Figure C-3 shows the planned bikeways in the City. The City of Santa Maria Bikeway Plan is designed to provide reasonable access from existing and proposed residential areas to commercial centers, social centers, and public recreation lands. The Plan is not intended to prohibit or inhibit bicycle riding on any public street, but to establish purposeful bikeways, either by physical facilities or by traffic signs and pavement markings, in those corridors of existing or potential demand.

III. CIRCULATION PLAN

The Santa Maria Circulation Plan provides for a comprehensive transportation system to serve the travel needs of the community. It is a long-range plan which anticipates future population growth of the City (up to the year 2010), and a plan for maintenance of existing streets, modifications to roads, intersections, and interchanges, and the construction of new streets to keep pace with future development. The Circulation Plan identifies goals, policies, and programs applicable to roads and highways, transit, light rail service, airports, pipelines, and public utilities and facilities.

Roads and Highway System

Streets constitute a city's primary transportation corridors. They allow cars, buses, motorcycles, delivery vehicles, bicycles, and pedestrians to move throughout the city. Therefore, long-term maintenance and improvements to the street system benefit all forms of transportation.

The Circulation Map (Figure C-2) depicts the master plan for roads and highways in the City of Santa Maria. It identifies improvements to streets, intersections, and interchanges; and plans for the construction of new streets to ensure adequate circulation in Santa Maria. Goals, policies, and programs related to roads and highway are outlined in Section IV.

Primary Arterials

North-South

Highway 101
Broadway/Orcutt Expressway (S.R. 135) from U.S. 101 to Route 1
Skyway Drive
"E" Street (proposed road)

East-West

Main Street (S.R. 166 from U.S. 101 to Highway 1) from Fremont to Black Road
Betteravia Road from Rosemary Road to "E" Street
Union Valley Parkway

Secondary Arterials

North-South

"A" Street
Blosser Road
Railroad/Depot Street from Taylor Street to McCoy Lane
Miller Street from Donovan Road to Orcutt Expressway
College Drive from Donovan Road to Santa Maria Way (includes proposed extension)
Bradley Road
Suey Road
Fremont

East-West

Donovan Road
Alvin Avenue
Fesler Street from Railroad Avenue to Miller Street
Stowell Road
Battles Road
McCoy Lane
Lakeview Road from Bradley Road to Orcutt Expressway (S.B. County)
Clark Avenue from U.S. 101 to Route 1 (S.B. County)

Collector Roads

North-South

Hanson Way
Thornburg Street
Western Avenue
Carlotti Drive
Centerpointe Parkway
Hillview Road (S.B. County)

East-West

Hidden Pines Way
Seaward Drive
Taylor Street from Broadway to Blosser Road
Fesler Street
Cook Street from Concepcion Avenue to Farnel Road
Jones/Boone Street
Morrison Avenue
Sonya Lane
Enos
Inger
Carmen Lane
Prell Road (S.B. County)
San Ysidro Street
Fairway Drive
Sunrise Drive
Foster Road (City of Santa Maria and S.B. County)
Patterson Road (S.B. County)
Rice Ranch Road (S.B. County)

City of Santa Maria General Plan

Circulation Plan (2010)

Legend

- EXISTING PRIMARY ARTERIAL
- PROPOSED PRIMARY ARTERIAL
- EXISTING SECONDARY ARTERIAL
- PROPOSED SECONDARY ARTERIAL
- EXISTING COLLECTOR
- PROPOSED COLLECTOR

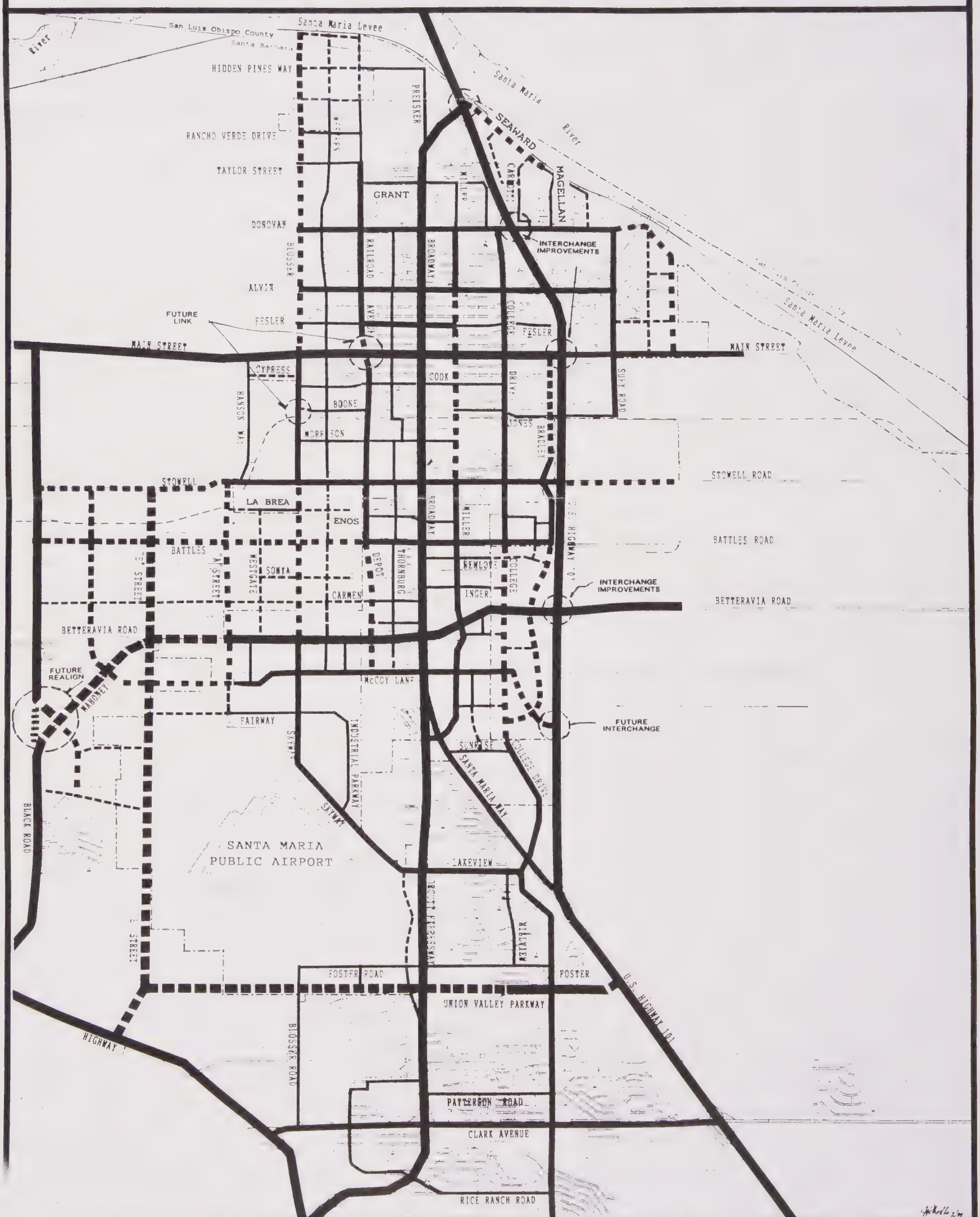


FIGURE C-2	Circulation Plan (2010) ADOPTED 1/4/[illegible]	REVISIONS	DATE	FILE NO.	INITIAL	DATE	FILE NO.	INITIAL
			FEB 92		JPB			
			MARCH 6, 1992		JPB			
			MARCH 9, 1992		JPB			

FIGURE C-2

SANTA MARIA BIKEWAY PLAN (Bicycle/Pedestrian Transportation)

The Santa Maria Bikeway Plan was adopted by the City Council on June 16, 1992. The Bikeway Plan establishes an extensive network of bikeways to serve a variety of transportational and recreational uses in Santa Maria. The Plan also identifies goals, policies, programs and standards to ensure the implementation of safe, efficient and convenient bikeways. The adopted Bikeway Plan is Appendix C of Technical Appendices).

The Bikeway Plan Map (Figure C-3) identifies bike routes, bike lanes and multi-purpose trails along several existing and planned streets. The streets and corridors designated for bikeways are listed below.

Multi-Purpose Trail I

Battles Road (Unocal Pipeline Right-of-Way)
Preisker Lane (Broadway to Levee)
Railroad Avenue (PG&E Right-of-Way)
Bradley Drainage Channel
Santa Maria River Levee (Santa Maria/Guadalupe Dunes Bikeway Plan, Appendix D of Technical Appendices

Multi-Purpose Trail II

Blosser Road:	(Levee to Fesler Street)
	(Stowell Road to Betteravia Road)
College Drive	(Battles Road to Sunrise Drive)
"E" Street	
Foster Road	
Jones Street	(U.S. Highway 101 to Suey Road)
McCoy Lane	(College Drive to Bradley Road)

Class II - Bike Lane

Alvin Avenue	(Blosser Road to Suey Road)
Black Road	
Betteravia Road	(East of Miller Street)
Blosser Road	(Fesler Street to Stowell Road)
Bradley Road	(Main Street to McCoy Lane)
Broadway	(Taylor Street to Preisker Lane)
College Drive	(Donovan Road to Battles Road)
College Drive	(Sunrise Drive to Santa Maria Way)
Depot Street	(Battles Road to Betteravia Road)
Donovan Road	(Blosser Road to Suey Crossing Road)
Mahoney Road	
Main Street	(U.S. 101 to City Landfill)
McCoy Lane	("E" Street to College Drive)
Miller Street	(Taylor Street to Santa Maria Way)
Morrison Street	(Blosser Road to Miller Street)
Pine Street	(El Camino to Morrison Street)
Railroad Avenue	(Alvin Avenue to Taylor Street)
Santa Maria Way	(Miller Street to College Drive Ext.)
Skyway Drive	(Betteravia Road to Orcutt Expressway)
Suey Road	(Donovan Road to Jones Street)
Sunrise Drive	
Taylor Street	(Blosser Road to Broadway)
Thornburg Street	(Morrison Street to Stowell Road)
Thornburg Street	(Battles Road to McCoy Lane)

Class III - Bike Route

Thornburg Street	(Stowell Road to Battles Road)
Thornburg Street	(McCoy Lane to Waller Lane)

Rail Transportation

As the population of the Santa Maria Valley grows, the City of Santa Maria will continue to promote the use of alternative modes of transportation to relieve traffic congestion and improve air quality. Trains (light rail) are among the most energy-efficient transportation modes ever developed. Their environmental impact is far less than that of trucks and buses, and they provide affordable transportation for people without cars.

Amtrak utilizes Southern Pacific Railroad's coastal north-south line but does not directly serve the City of Santa Maria. Passengers from Santa Maria must travel north to the City of San Luis Obispo (30 miles) or south to Santa Barbara (60 miles) to use the Amtrak trains.

An Amtrak terminal is planned to be constructed on excess Southern Pacific Railroad right-of-way in downtown Guadalupe. The precise location of the terminal has not been determined. The terminal will consist of an 800-foot platform, information kiosk with arrival and departure times, and parking. The Amtrak terminal is expected to be constructed sometime in the 1993-94 fiscal year (Helen Elder, City Planner, City of Guadalupe, Personal Conversation on April 1, 1993).

The City of Santa Maria will continue to support the phased implementation of a light rail transportation network as delineated in Figure C-4. The light rail transportation system will serve the community in two ways. It will provide an alternative mode of transportation linking the predominantly residential areas in the north to the employment and activity centers surrounding the Santa Maria Public Airport District in the south. The routes include connection to the downtown retail district from the main north/south route utilizing Church Street to the mall and returning west on Cypress Street to the main north-south route. The light rail station will also connect the City of Santa Maria to a future Amtrak terminal in the City of Guadalupe.

The light rail transportation network will utilize the Santa Maria Valley Railroad Right-of-Way (ROW). The phased implementation may include the existing use of freight service, future uses such as open space corridor, bicycle/jogging path, and fixed bus route within the ROW, and ultimately a light rail. The existing and future uses are complimentary and should be encouraged to remain in perpetuity.

The Land Use Element (LUE) is proposed to be amended to allow for high density mixed use areas that are contiguous to the planned light rail system.

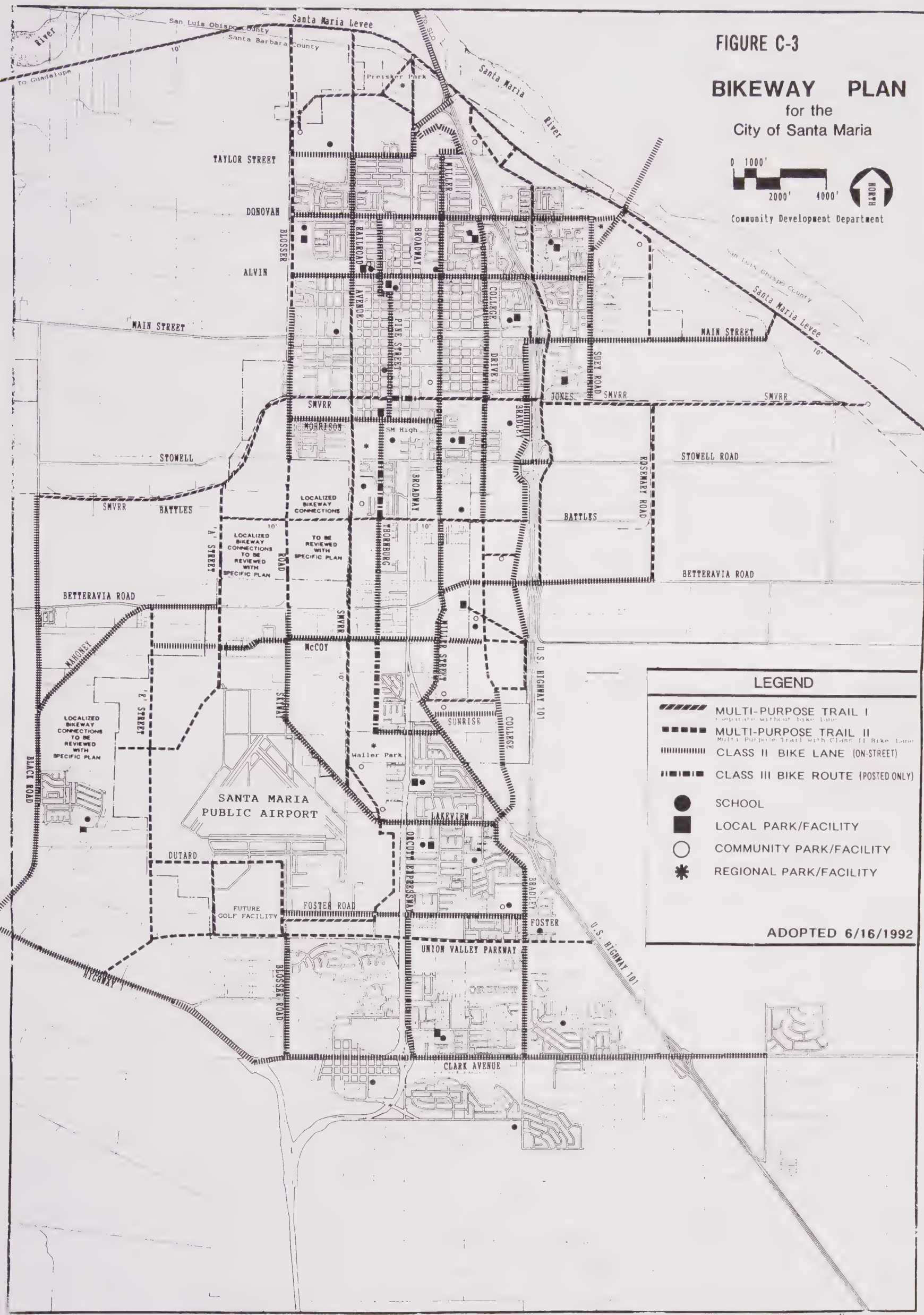


FIGURE C-3
BIKEWAY PLAN
for the
City of Santa Maria
0 1000' 2000' 4000'
NORTH
Community Development Department
LEGEND
MULTI-PURPOSE TRAIL I
Separate without Bike Lane
MULTI-PURPOSE TRAIL II
Multi Purpose Trail with Class II Bike Lane
CLASS II BIKE LANE (ON-STREET)
CLASS III BIKE ROUTE (POSTED ONLY)
SCHOOL
LOCAL PARK/FACILITY
COMMUNITY PARK/FACILITY
REGIONAL PARK/FACILITY
ADOPTED 6/16/1992
Santa Maria Levee
San Luis Obispo County
Santa Barbara County
Santa Maria River
To Guadalupe
Preisker Park
TAYLOR STREET
DONOVAN
ALVIN
MAIN STREET
STOWELL
SMVRR
BATTLES
BETTERAVIA ROAD
MAHONEY
McCOY
BLACK ROAD
DUTARD
FOSTER ROAD
FOSTER
JONES
MORRISON
SM High
LOCALIZED BIKEWAY CONNECTIONS
LOCALIZED BIKEWAY CONNECTIONS TO BE REVIEWED WITH SPECIFIC PLAN
TO BE REVIEWED WITH SPECIFIC PLAN
SANTA MARIA PUBLIC AIRPORT
FUTURE GOLF FACILITY
Waller Park
SUNRISE
LAKEVIEW
UNION VALLEY PARKWAY
CLARK AVENUE
ORCUTT EXPRESSWAY
U.S. HIGHWAY 101
BLOSSER ROAD
BROADWAY
RAILROAD AVENUE
PINE STREET
COLLEGE DRIVE
MILLER STREET
BRADLEY
SUEY ROAD
ROSEMARY ROAD
THORNBURG
'A' STREET
'E' STREET
9/91
4/29/92

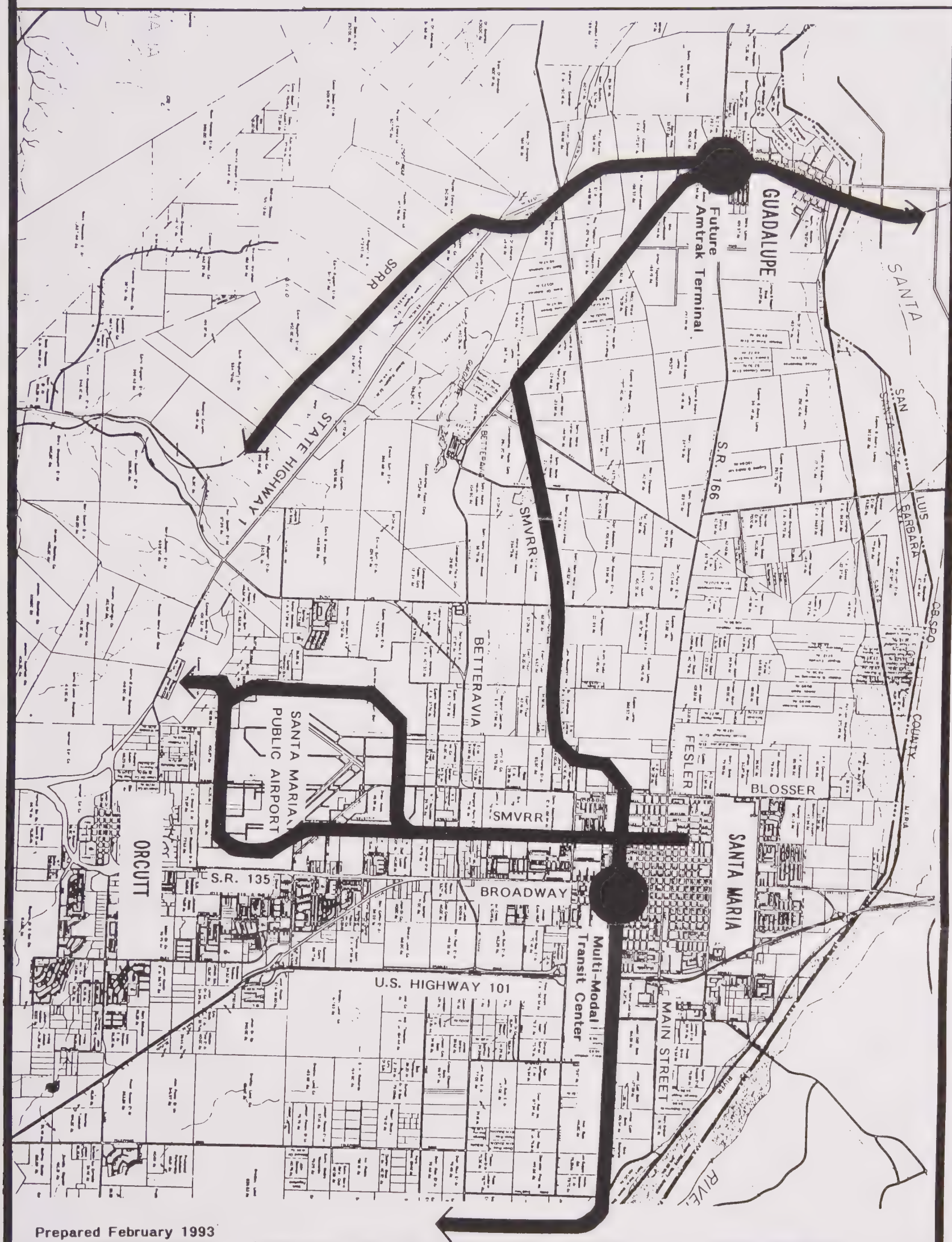
FIGURE C-3

City of Santa Maria
General Plan

Legend

Phased Light Rail Transportation System
Proposed Transportation Corridor

(ADOPTED 1/1994)



Prepared February 1993

ADOPTED 1/4/94	Phased Light Rail Transportation System Transportation Corridor	0 Milé 1	Z →

FIGURE C-4

Air Transportation

The Santa Maria Public Airport (SMPA) serves the aviation needs of the City of Santa Maria public and nearby communities in both Santa Barbara and San Luis Obispo Counties. The Airport's district encompasses 400 square miles, extending from the Santa Maria River to a point three miles south of Los Alamos; and from Point Sal at the Pacific Ocean to 10 miles east of the dam at Twitchell Reservoir. The Airport is operated by the Santa Maria Public Airport District (SMPAD).

Principal activities at the airport consist of the passenger terminal, four primary fixed base operators, general aviation sales and repair, and aviation and non-aviation storage. Aircraft operations at the airport include scheduled commuter flights by three commuter carriers, general aviation, and limited military activity.

In 1991, the Santa Maria Public Airport handled approximately 90,792 annual operations (landings and takeoffs). The number of enplaned and deplaned passengers (actual people onboard) increased from 32,270 in 1980 to 81,368 in 1991. This represents an annual rate increase of 8.8 percent during this period of time. To accommodate the projected increase in commercial and general aviation activity, the Master Plan identifies several improvements: (1) providing additional runway capacity when actual traffic reaches the forecast volume of aircraft operations; (2) expanding the passenger terminal and parking to keep up with the actual growth of passenger traffic; and (3) increasing general aviation aircraft storage and service facilities. Implementation of these improvements will allow the Santa Maria Public Airport to achieve its objectives of accommodating the projected growth in all phases of aviation demand in the region; providing optimum air transportation in terms of reliability, convenience and safety; and protecting the opportunity to make the airport compatible with the community.

The Santa Maria Public Airport is also a primary focal point of the City's commercial/industrial sector as a majority of the City's industrial land uses are located at or near the airport. The SMPA comprises approximately 2,561 acres (excluding Skyway Industrial Park). The SMPA has the potential to be developed as a major regional employment center within the Central Coast.

In 1989-90, the Santa Maria Public Airport District authorized the preparation of the Santa Maria Research Park Specific Plan on a portion of the airport property. This specific plan is a 738-acre research park and gold course located adjacent to the Airport. The research park was designed to provide a broad range of employment opportunities by providing uses that complement the activities of the Airport. Highlights of the Research Park Specific Plan include approximately 4 million square feet of light industrial and airport service, uses and a public golf course. For a more detailed discussion, please refer to the Santa Maria Public Airport Master Plan. The Santa Maria Research Park is projected to be built over a 50-year period and provide approximately 10,500 permanent jobs. Although the Santa Maria Research Park has not been approved, the potential for similar development exists.

As part of the specific plan, a circulation plan was prepared to analyze local and regional traffic constraints. The Santa Maria Circulation Plan (Figure C-2) incorporates the circulation improvements identified in the Santa Maria Research Park Specific Plan. In conjunction with development of airport property, the SMPAD will be responsible for roadway improvements to Foster Road, Skyway Drive, "E" Street, Fairway, Dutard Road and Union Valley Parkway. The District will also be responsible for intersection improvements in the immediate area. These roadway and intersection improvements will accommodate the projected traffic and maintain or improve roadway and intersection operating conditions to acceptable levels.

Bus Transportation

Transit services for the Santa Maria/Orcutt area are provided by the Santa Maria Area Transit (SMAT). SMAT is operated by the Santa Maria Organization of Transportation Helpers (SMOOTH), a private non-profit community service organization. The City of Santa Maria administers services through the Public Works Department. Accounting services and preparation of State Controllers Reports are provided by the City Finance Department.

According to the SMAT Short-Range Transit Plan (SRTP), SMAT ridership was approximately 233,900 riders in 1990-91. Based on recent SMAT ridership trends and service area growth projections, ridership is expected to nearly double from 233,900 to 458,500 in the year 2000. By 2010, ridership could increase to 714,000.

Between 1987-88 and 1991-92, productivity of the SMAT doubled from 7.7 passengers per service hour to 15.5 passengers per service hour. Productivity is expected to increase to about 20 passengers per vehicle service hour in 2000, and to about 24 passengers per service hour the year 2010.

Santa Maria's bus routes serve the majority of trip attractors, including commercial areas, hospitals, schools, and parks. The Orcutt shuttle provides service to the Santa Maria Public Airport (SMPA). There are several new growth areas, such as the HomeBase/Costco/Toys R Us commercial south of Stowell Road along Bradley Road and potential Annexations that do not have adequate transit service. Figure C-5 shows the existing bus routes for the Santa Maria/Orcutt area.

The 1992 Short-Range Transit Plan outlines several things that can be done to accommodate the anticipated increase in transit ridership demand. These include: (1) Increasing the productivity of existing services; and (2) Increasing vehicle service hours by increasing the service frequencies of existing and adding new routes. For a more detailed discussion on this subject, please refer to the Santa Maria Short-range Transit Plan, March 1993 (Appendix E of Technical Appendices).

Figure C-6 shows the 1993-94 recommended bus routes. The service plan in the SRTP also identifies several new elements that will be phased into the Santa Maria Area Transit system. They are as follows:

1. Design and construction of a transit center at the Town Center Mall. The transit center will accommodate six full-size buses and a specialized van.

2. A secondary transit center planned for development at the Santa Barbara County Betteravia Government Center at Betteravia and Miller Street. This secondary transit center would not be complete until FY 1994-95.

3. Establishment of a new route to serve Hancock College, Homebase, Costco, Toys R Us, the planned theater complex, new professional offices along Shepard Way, the developing area between Betteravia and Battles Road (Sphere Area A) and the North County Government Center.

4. A new fixed-route service for the Orcutt area.

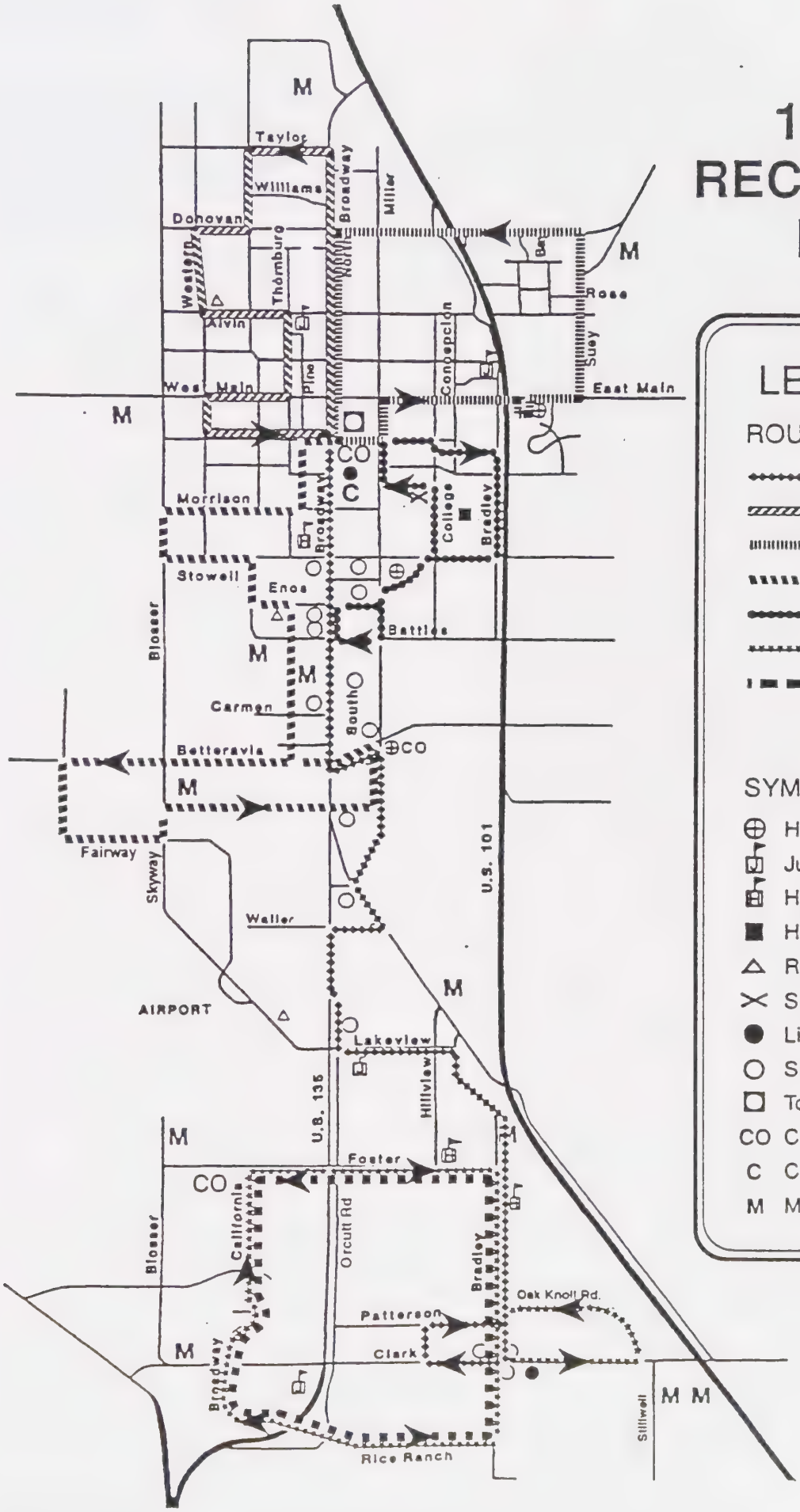
5. Efforts to attract new commuter ridership.

   This includes the development of an inter-city bus service between San Luis Obispo and Santa Maria.

6. A transition will be made from loop routes to two-way service for most routes.

FIGURE C-5

1992–1993 RECOMMENDED ROUTES



LEGEND

ROUTES:

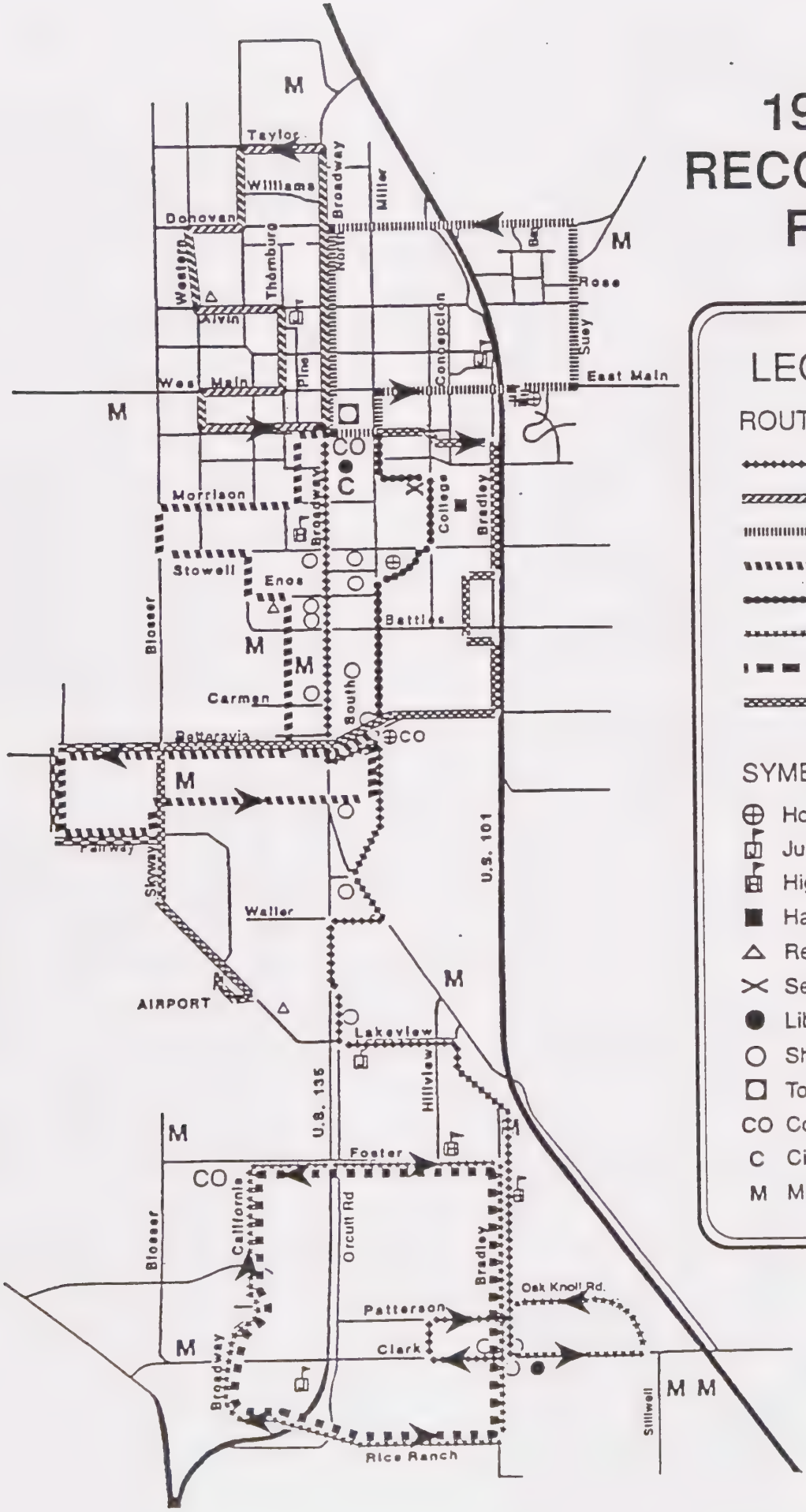
- Route 1 (30 min.)
- Route 2 (30 min.)
- Route 3 (60 min.)
- Route 4 (60 min.)
- Route 5 (60 min.)
- Route 6a (60 min.)
- Route 6b (60 min.)

SYMBOLS:

- Hospital/Clinic
- Junior High School (7–8)
- High School (9–12)
- Hancock College
- Recreation Center
- Senior Center
- Library
- Shopping Center
- Town Center Mall
- CO County Offices
- C City Hall
- M Mobil Home Park

FIGURE C-6

1993–1994 RECOMMENDED ROUTES



LEGEND

ROUTES:

- Route 1 (30 min.)
- Route 2 (30 min.)
- Route 3 (60 min.)
- Route 4 (60 min.)
- Route 5 (60 min.)
- Route 6a (60 min.)
- Route 6b (60 min.)
- Route 7 (60 min.)

SYMBOLS:

- Hospital/Clinic
- Junior High School (7–8)
- High School (9–12)
- Hancock College
- Recreation Center
- Senior Center
- Library
- Shopping Center
- Town Center Mall
- CO County Offices
- C City Hall
- M Mobil Home Park

IV. GOALS, POLICIES AND PROGRAMS

As a means of implementing the Circulation Plan, goals, objectives, policies, and implementation programs have been developed to assist the policy makers and city staff in making future transportation decisions.

GOAL C.1 **Comprehensive Transportation System**

To provide and maintain a comprehensive transportation system that provides for the safe and efficient transport of people and goods throughout the City.

POLICY C.1.a **Acceptable Levels of Service**

The City shall maintain an acceptable peak-hour level of service on all arterials and collectors and at signalized intersections. Service Level "D" on all roadways and at all signalized intersections shall be the levels maintained.

For long-range development plans, Level of Service D need not be strictly maintained if other policies and action plans indicate that a lesser level of service may be acceptable on a short-term basis providing there are sufficient over-riding considerations.

OBJECTIVE C.1.a.1 **Improved Levels of Service**

Arterials and collectors with peak hour levels of service worse than D and all intersections with peak hour levels of service worse than D shall be improved to operate at an acceptable peak-hour level of service within the planning period.

OBJECTIVE C.1.a.2 **New Development Impacts on Road Network**

Ensure that as new development creates the need, existing local roads within the road network are improved and additional local and regional roads are constructed, so as to keep all such roads functioning at an acceptable level.

IMPLEMENTATION PROGRAMS

1. Condition approvals of new development with roadway improvements that would be necessary to maintain a minimum LOS D on roadways and at intersections during peak hour periods.

2. Continue to require the preparation of traffic studies as part of the review process of all larger development projects where it can be demonstrated that the proposed project will adversely affect the transportation system.

3. Review annually the functioning of the street system to identify problems and actively pursue implementation of improvements identified as needed in a timely manner.

ANTICIPATED RESULTS

1. The City establishes a level of service on all freeways and arterial and collector streets that can economically be implemented and still provide for an adequate level of traffic flow.

2. In order to accommodate new growth, many existing streets serving as collectors and arterials will be improved to allow for increased traffic volumes at a Level "D" service.

3. Improvement of the level of service on city streets in a manner that is economically feasible to implement and still provides for safe and efficient traffic flow.

POLICY C.1.b **Driveways and other Encroachments**

Develop access standards regarding new driveways and other encroachments to arterial and collector streets so as to minimize conflicts that are detrimental to safe and efficient operating conditions.

OBJECTIVE C.1.b.1 **Traffic Signal Spacing**

Plan spacing between traffic signals to optimize interconnection, signalize only warranted locations, and strive to implement signal timing that will result in fuel conservation.

IMPLEMENTATION PROGRAMS

1. All City streets shall be constructed in accordance with the Circulation Plan Map and standards established by the City Engineer.

2. For all new larger developments or substantial improvements to existing development, require a traffic study to evaluate the potential impacts associated with the proposed project prior to approval.

POLICY C.1.c **Parking**

Insure that sufficient parking facilities are provided for all land uses by requiring new developments to provide parking to meet their needs on-site or within close proximity to their sites except within the Central Business District.

OBJECTIVE C.1.c **Parking**

Provide an adequate supply of parking to meet the parking needs, on-site or within close proximity, of the developments generating the demand for parking.

IMPLEMENTATION PROGRAMS

1. Develop parking and traffic control plans for those neighborhoods which are adversely impacted by spillover parking and traffic from commercial areas.

2. Require all new developments to provide adequate parking to meet their parking demands on-site or in consolidated parking facilities within close proximity to their site.

3. Periodically review the Santa Maria Zoning Ordinance parking requirements to assure that adequate parking is provided.

4. Encourage joint use of parking facilities to allow for mixed use (i.e. light commercial and residential).

GOAL C.2 **Consistency with other Elements of General Plan**

Provide transportation facilities and services that are consistent with the land use and development goals, policies, and programs of the City General Plan.

POLICY C.2.a **Preservation of road right-of-way**

Require appropriate right-of-way dedications and building setbacks of all new developments to facilitate construction of roadways shown on the Circulation Plan Map (Figure C.2), including protection of right-of-way for future roadways.

POLICY C.2.b.1 **Inter-Jurisdictional Transportation Planning**

Continue to participate in circulation and transportation planning with Santa Barbara County and the State of California.

POLICY C.2.b.2

Seek inclusion in federal, state and regional transportation improvement plans that support local capital improvements. These include the Federal Transportation Improvement Plan (TIP), the State Transportation Improvement Plan (STIP), the Santa Barbara County Regional Transportation Improvement Program (RTIP), the County Regional Transportation Program (RIP).

POLICY C.2.d **North-South Roadway/Improvements:**

In order to meet the projected travel demands, the following improvements shall be constructed in accordance with the Traffic and Circulation Modeling Study Report and the standards established by the City Engineer. These roadway improvements are designed to improve north-south circulation in the City of Santa Maria.

- Widen U.S. Highway 101 to six lanes between Santa Maria Way and the San Luis Obispo County Line. The City may be responsible for a portion of the construction costs.

- Extend College Drive from Battles Road to Sunrise Drive. This segment of College Drive shall be constructed to secondary arterial street standards.

- Widen Miller Street to secondary arterial street standards from Alvin Avenue to Santa Maria Way as needed. It may be necessary to use dimension standards to minimize the removal of existing homes and front yards.

- Widen Route 135 (Broadway) to six through lanes between Stowell Road and Cook Street. It may be necessary to use dimension standards to minimize the removal of existing homes, businesses, and front yards.

- Widen Route 135 (Broadway) to primary arterial street standards between Betteravia Road and Union Valley Parkway.

- Extend Depot Street/Railroad Avenue north to Hidden Pines Way and south to McCoy Lane. Construct the Depot Street extension between Main Street (Route 166) and Church Street to secondary arterial standards.

- Widen Blosser Road to secondary arterial street standards between Taylor Street and Betteravia Road. Blosser Road will be a secondary arterial.

- Widen Blosser Road to secondary arterial standards between Union Valley Parkway and Foster Road.

- Improve "A" Street to secondary arterial standards between Stowell Road and McCoy Lane, and collector street standards from McCoy Lane to Fairway.

- Construct 'E' Street to primary arterial standards between Union Valley Parkway and Stowell Road.

- Extend Carlotti Drive north of Donovan Road to the Santa Maria River levee, then northwesterly along the levee until it intersects with the Broadway/U.S. 101 Interchange.

East-West Roadway Improvements:

These roadway improvements are designed to improve east-west circulation, and provide alternative east-west roadways.

- Extend Hidden Pines Way from Preisker Lane west to Blosser Road.

- Improve Alvin Avenue to secondary arterial standards between Curryer Street and Miller Street.

- Widen Main Street to secondary arterial standards between Palisades Drive and eastern City Limits.

- Widen Stowell Road to arterial standards between Blosser Road and "A" Street.

- Improve Battles Road to the standards of an arterial. Extend Battles Road from its terminus at Depot Street west to Black Road.

- Widen Betteravia Road to primary arterial standards between Miller Street and U.S. Highway 101.

- Upgrade McCoy Lane between Skyway Drive and Miller Street as a designated secondary arterial. Extend McCoy Lane east to the future College Street extension and ultimately to a new U.S. 101 freeway interchange at McCoy Lane and U.S. 101.

- Construct McCoy Lane to secondary arterial standards between "A" Street and Mahoney Road.

- Widen Foster Road to secondary arterial standards between Route 135 and Blosser Road.

- Construction of the Union Valley Parkway (UVP) from U.S. Highway 101 to the future "E" Street. The City of Santa Maria's responsibility shall be to see that construction of those portions of the UVP that are within the City Limits are constructed to primary arterial standards.

POLICY C.2.e **Intersection and Interchange Improvements**

In order to meet the projected travel demands, the following interchange reconstruction and intersection improvements shall be constructed in accordance with the Santa Maria Traffic and Circulation Modeling Study Report and the standards established by the City Engineer.

- Widen and reconstruct the following interchanges;

  - Route 135/U.S. Highway 101
  - Donovan Road/U.S. Highway 101
  - Route 166/U.S. Highway 101
  - Stowell Road/U.S. Highway 101
  - Betteravia Road/U.S. Highway 101

- Construct a new interchange at the following locations;

  - Mccoy Lane/U.S. Highway 101
  - Route 135/Union Valley Parkway (may be an at-grade signalized intersection)

- Blosser/Stowell Road. Add Northbound (NB) right-turn lane and Eastbound (EB) left-turn lane.

- Route 135 (Broadway)/McCoy Lane. Add Southbound left-turn lane, widen EB approach to provide a left-turn lane, 2 through lanes and a separate right-turn lane, add Westbound (WB) through lane.

- Route 135/Foster Road. Add a NB through lane, SB through lane, EB and WB left-turn lanes.

- Route 135/Skyway Drive. Add NB through lane, SB through lane, and EB left-turn lane.

- Stowell Road/College Drive. Lengthen the WB left-turn lane at the Intersection.

- Route 135/Morrison Avenue. Add a EB right-turn lane and widen eastern leg.

- Santa Maria Way/Miller Street. Construct SB dual left-turn lanes from Miller Street onto Santa Maria Way.

- Santa Maria Way/Miller Street. Add a NB right-turn only lane from Santa Maria Way onto Miller Street.

- Install traffic signals at the intersections identified in the Santa Maria Traffic and Circulation Modeling Study Report dated December 19, 1991.

OBJECTIVE C.2.a **Implement roadway improvements**

Implement the roadway and intersection improvements identified in the Traffic and Circulation Modeling Study Report (Appendix A of Technical Appendices), to handle the City's projected travel demands. These circulation improvements are designed to alleviate present and anticipated problems with the City's circulation system.

OBJECTIVE C.2.b **Improve deficient roads and intersection**

Improve existing roadways and intersections to adequately handle the increased traffic resulting from implementation of the Santa Maria Land Use Element and development of the target areas identified in the Santa Maria Sphere of Influence Boundary and Current Annexation Study.

PROGRAMS

1. Prepare an annual update to the Santa Maria Capital Improvement Program. This shall include a list of infrastructure improvements intended to be implemented by the City over the next five-year period, a priority ranking of those projects, and identification of the available sources of funding to finance implementation of each improvement project.

2. Coordinate planning efforts with Santa Barbara County and the California Department of Transportation (CalTrans) to ensure the construction of the Union Valley Parkway. Construction of this arterial will provide an alternative route for users of the Santa Maria Research Park which is planned to be located on the southern portion of the Santa Maria Public Airport.

ACCOMPLISHMENTS TO DATE:

1. As part of the Capital Improvements Plan, Depot Street was extended from Morrison Avenue to Stowell Road. Depot Street now runs from Fesler Street to Main Street, and Church Street to Sonya Lane. In addition, as part of the Casa Del Cielo project, it is anticipated that Depot will connect to Carmen Lane.

2. Stowell Road was reconstructed and widened to secondary arterial street standards between Broadway (S.R. 135) and Miller Street.

3. The west-bound left turn lane at Stowell Road/College Drive was lengthened to improve circulation.

ANTICIPATED RESULTS:

1. Implementation of the roadway and intersection improvements identified in the Traffic and Circulation Modeling Study Report (Appendix A of Technical Appendices) to adequately handle the travel demands of the existing and projected population.

GOAL C.3 **Funding of Streets**

Cost-effective operation, equitable distribution of funding, and development of streets to meet the City's existing and future transportation needs.

POLICY C.3.a **Distribution of Costs**

Equitably distribute the costs for roadway and intersection improvements among property owners/developers who benefit from new development and roadway users.

POLICY C.3.b **Distribution of Costs**

Ensure that each new development which would individually and/or cumulatively contribute to the need for improvements or additions to local roads, or roads within the regional network, bears its pro-rata share of the costs of all such improvements or additions to the extent taxes or other public revenues are inadequate for such purposes.

OBJECTIVE C.3.a **Distribution of Costs**

Establish an equitable method to distribute the costs of regional roadway improvements, traffic signal installation, and interchange improvements among property owners/developers benefiting from new development and, if possible, roadway users by the end of 1993.

IMPLEMENTATION PROGRAMS:

1. Develop and maintain a traffic impact mitigation fee program to mitigate cumulative impacts and to further develop the transportation system.

2. Adopt traffic impact mitigation fees as a means by which to collect funds to pay for street improvement projects identified as necessary to improve the existing and future flow of traffic. The Santa Maria Traffic Improvement Fee Program Report (Appendix B of Technical Appendices) outlines the traffic improvements and associated fees.

3. As part of all subdivisions and planned development permits applications, the City will require all developments to install on-site and off-site street improvements as specified in the Circulation Element. This includes the dedication, and improvement where warranted, of appropriate rights-of-way to allow roadways to be constructed in accordance with the roadway standards established by the Director of Public Works/City Engineer.

4. Prepare an annual update to the City of Santa Maria's Five-Year Capital Improvement Program. This shall include a list of the infrastructure improvements intended to be implemented by the City over the next five-year period, a priority ranking of those projects, and identification of the available sources of funding to finance implementation of each improvement project.

ACCOMPLISHMENTS TO DATE:

1. The Santa Maria Traffic Improvement Fee Program study on potential traffic mitigation fees was prepared by Associated Transportation Engineers (ATE) under the supervision of the City in March 1992.

2. Developers construct on-site and off-site improvements as conditions of approval of their proposed subdivisions and planned developments.

3. In 1993, the City of Santa Maria City Council approved the City's A.B. 1600 Fee Program. The fee program includes a standard traffic mitigation fee which allows the City of Santa Maria to equitably distribute the costs of regional roadways, intersection, and interchange improvements.

ANTICIPATED RESULTS:

1. Cost-effective operation, equitable distribution of funding and the development of streets to meet the City's existing and future transportation needs.

GOAL C.4 **Land Use Compatibility**

Minimize the impact of existing and future roadway improvements on adjacent land uses by ensuring compatibility between land uses and transportation facilities.

POLICY C.4.a **Location of Noise-Sensitive Land Uses**

Locate noise-sensitive land uses such as residences, hospitals and schools away from heavily-traveled arterials whenever possible.

POLICY C.4.b **Coordination of Transportation Planning**

Coordinate land use planning with existing and future transportation facilities so that transportation movement is neither impeded nor significantly impacts adjacent land uses.

OBJECTIVE C.4.a **Compatible Transportation System**

Develop a transportation system that provides adequate facilities for heavy vehicle traffic and reduces the impact of such traffic on local circulation and residential environments.

IMPLEMENTATION PROGRAMS

1. As part of the site plan review process, the City shall require developers to locate noise-sensitive land uses away from heavily-traveled roadways through the provision of landscape buffers, walls, and setbacks between such uses and the roadways.

2. Regulate on-street parking of large vehicles such as trucks and RVs where necessary to discourage truck parking on public streets or in other locations where they are incompatible with adjacent land uses and cause visibility and safety problems.

3. Require new developments to align new streets with existing or approved streets wherever, in the opinion of the City Engineer, such is feasible.

4. Develop a truck route plan identifying roadways to be posted as designated truck routes, and to be posted with weight limit restrictions to discourage their use by heavy vehicles.

5. Adopt an ordinance regulating the transportation of hazardous materials within the City. This ordinance shall define materials considered hazardous or toxic and designate the specific roadways on which the transport of such materials is permitted as well as those on which it is prohibited.

GOAL C.5 **Transmission Facilities**

Provide for the development of major utility and transmission lines that will not adversely impact adjacent land uses.

POLICY C.5.a **Location of Utilities and Pipelines**

Coordinate land use planning with the location of existing and planned utilities and pipelines (including water, gas, sewer, electric and telephone) to ensure compatibility between land uses and transmission facilities to the extent possible.

OBJECTIVE C.5.a **Efficient Transmission Services**

To ensure efficiency of utility and transmission services and to minimize adverse environmental effects through proper land use planning and facilities siting.

IMPLEMENTATION PROGRAMS:

1. As part of the site plan review process, the City shall encourage developers to provide landscape buffers between pipelines and pipeline corridors, and adjacent residential land uses.

2. Require new developments to underground utilities within public rights-of-way consistent with the long-range infrastructure needs of the City.

GOAL C.6 **Alternative Modes of Transportation**

Provide for the development and use of alternative modes of transportation within an integrated system of transportation facilities.

POLICY C.6.a.1 **Promote Alternative Modes of Transportation**

Promote the use of alternative transportation modes such as transit, bicycle, pedestrian, airplane, and light rail to relieve traffic congestion and improve air quality.

POLICY C.6.a.2 **Conditions on Development**

Discretionary development shall be conditioned, where feasible, to minimize traffic impacts by incorporating bicycle and pedestrian paths and those support facilities (e.g. as bicycle lockers and showers), ridesharing programs, and transit improvements (bus turnouts, shelters, and benches) into the project design.

OBJECTIVE C.6.a.1 **Reduce Vehicle Miles Traveled**

To reduce vehicle miles traveled and disperse peak hour traffic to better utilize the existing and planned transportation infrastructure.

OBJECTIVE C.6.a.2 **Transit- and Pedestrian-Oriented Developments**

Ensure that development projects and subdivisions are designed to be efficiently served by buses, bike routes and pedestrian connections.

IMPLEMENTATION PROGRAMS

1. As part of encouraging alternative modes of transportation, the City of Santa Maria shall identify and evaluate alternative long-term transportation modes such as exclusive bus lanes and light rail that can be incorporated into the Santa Maria Transportation System.

2. In reviewing discretionary projects, the City will encourage pedestrian-oriented development (POD) and transit-oriented development (TOD). The design, configuration and mix of uses will emphasize a pedestrian-oriented environment and reinforce the use of alternative modes of transportation. (For related policies and programs refer to Land Use Element).

3. Review all major projects for their consistency with the goals and policies of the Santa Maria Circulation Element, the Santa Barbara County Congestion Management Plan (CMP) and Air Quality Attainment Plan (AQAP).

POLICY C.6.b.1 **Transit (Bus Transportation)**

Continue to work with the Santa Maria Organization of Transportation Helpers (SMOOTH) to improve and expand Santa Maria Area Transit (SMAT) service to meet those transit needs that can be reasonably met, with particular emphasis on the needs of the elderly, handicapped, low income, and community college students.

POLICY C.6.b.2 - Transit

Offer convenient, safe, and reliable transit services, and to ensure that the financial stability of the transit system continues.

OBJECTIVE C.6.b.1 - **Transit**

Maintain the current level of bus services and expand such services as required when demand levels increase.

OBJECTIVE C.6.b.2 - **Transit**

To ensure a high level of public awareness about SMAT's existence including when and where it functions, and the personal, local and regional benefits of supporting public transit. These benefits are providing transportation to those who have no other means of transportation, strengthening the area's economy, improving air quality, and reducing petroleum consumption.

IMPLEMENTATION PROGRAMS

1. Continue to use the Santa Maria Area Transit to monitor the needs of the community in order to serve the largest possible number of citizens and provide the best possible transit system.

2. Plan for the existing transit system's incorporation into the ultimate fixed bus lane and light rail routes as a "feeder" system.

3. Work with the SMOOTH on expanding the existing city-wide public transit system (SMAT). This may include establishing new routes and other measures to increase ridership.

4. Use local funds to support and expand transit service to the extent possible. This may include increasing fares to maintain transit service.

5. Seek alternative funding sources, whenever possible.

POLICY C.6.c.1 **Bicycle and Pedestrian**

Develop bicycling and pedestrian facilities as a major transportation and recreational mode to serve the transportation and recreational needs of the residents.

POLICY C.6.c.2 **Safe Streets for Bicycles**

Provide safe, efficient and convenient streets for the use of pedestrians and cyclists throughout the City, and where possible, provide separate bikeway access to major destinations (e.g. schools, parks, and commercial and employment centers) to assure safety.

POLICY C.6.c.3 **Multi-Purpose Trails**

Locate multi-purpose trails on exclusive lanes physically separated from automobiles. Where separate bike facilities cannot be provided, the bikeway shall be designated with lane striping and signing for the protection of both cyclists and motorists.

POLICY C.6.c.4 **Equestrian Trails**

Promote horseback riding as a form of recreation and transportation by providing equestrian trails, where feasible.

OBJECTIVE C.6.c.1 **Santa Maria Bikeway Plan**

Implement the policies and programs of the Santa Maria Bikeway Plan (adopted in June 1992). The Bikeway Plan calls for a comprehensive network of multi-purpose trails throughout the City.

IMPLEMENTATION PROGRAMS

1. The City in reviewing and approving subdivisions, general plan and zone changes, and commercial and industrial developments, shall require pedestrian-friendly facilities.

   Pedestrian access to, from, and between residential, commercial, industrial uses, parks and schools shall be strongly encouraged, wherever feasible.

2. The City in reviewing and approving subdivisions, general plan and zone changes, and commercial and industrial developments, shall require improvement of bicycle facilities consistent with the adopted bikeway plan.

3. Pursue all possible revenue sources (i.e., local, state, federal and private) for acquisition and construction of bike lanes and multi-purpose trails contained in the Bikeway Plan.

4. Integrate bicycle transportation in all appropriate transportation and recreation programs and facilities.

5. Examine the feasibility, desirability and cost of establishing an equestrian trail in the Santa Maria River and other locations in the City. If feasible, designate a segment of the River for an equestrian trail.

ACCOMPLISHMENTS TO DATE

1. Bikeways are included as conditions of approval of all subdivisions and planned developments with connections to the city-wide bicycle network.

2. The Santa Maria City Council adopted the Santa Maria Bikeway Plan on June 16, 1992.

3. The City continues to apply for local, state and federal grants for construction of bicycle and pedestrian facilities. The City was awarded grants for construction of the Unocal Pipeline Corridor/Battles Road Bicycle Improvement project; and partial funding for construction of multi-purpose trails along the SMVRR right-of-way, and on the Santa Maria River Levee (Santa Maria/ Guadalupe Dunes Bikeway).

ANTICIPATED RESULTS

1. Construction of bikeways on selected arterials and collectors as shown in the Bikeway Plan Map (Figure C-3) to conform to minimum planning and design criteria for bicycles.

2. The dual use of railroad rights-of-way, and the conversion of abandoned railroad rights-of-way to bike and pedestrian trails.

3. The dual use of pipeline and transmission corridors for bicyclists and pedestrians.

POLICY C.6.d.1 **Air Transportation**

Support air transportation by ensuring that land uses surrounding the Santa Maria Public Airport are compatible with existing and future airport operations. (See Land Use Element for related policies and programs.)

OBJECTIVE C.6.d.1 **Air Transportation**

To ensure that air transportation using the Santa Maria Public Airport does not create safety or noise problems in surrounding areas.

IMPLEMENTATION PROGRAMS

1. Coordinate master plans with the Santa Maria Public Airport District (SMPAD), the Airport Land Use Commission (ALUC), and Santa Barbara County to ensure consistency between the Santa Maria Circulation Element and the Airport Master Plan.

2. Encourage the Santa Maria Public Airport District to adhere to Federal Aviation Administration (FAA) regulations and other laws that regulate airport operations.

POLICY C.6.e.1 **Rail Transportation (Preserve the SMVRR right-of-way)**

To preserve railroad and utility rights-of-way to provide for the development of a fixed light rail transportation system to serve the community.

The City of Santa Maria will continue to support the phased implementation of the light rail transportation network delineated in Figure C-4. The phased implementation may include existing freight service, an open space corridor, multi-purpose trail (bicycling/ jogging), fixed bus route, and a light rail system.

POLICY C.6.e.2 **Dedication of Utility Corridors**

Continue to support dedications and reservations of utility corridors for dual purposes that include the existing uses as well as functional greenbelts, bikeways, fixed bus routes, and light rail.

OBJECTIVE C.6.e.1 **Fixed Light Rail System**

To preserve the existing Santa Maria Valley Railroad rights-of-way and electrical transmission, pipeline, and open space corridors to allow the City to provide for a phased implementation of a fixed light rail transportation system as delineated in Figure C.4.

OBJECTIVE C.6.e.2

Work closely with the Santa Maria Valley Railroad Company in the planning and design of a planned fixed light rail transportation system.

IMPLEMENTATION PROGRAMS

1. Identify and preserve railroad rights-of-way, utility corridors, drainage easements that can be used for dual purposes, and integrated in the City's transportation and recreation systems.

A5b-Element1

NOISE ELEMENT
of the
SANTA MARIA GENERAL PLAN

Adopted December 16, 1997

NOISE ELEMENT
of the
SANTA MARIA GENERAL PLAN

GP-96-01, E-96-31

CITY OF SANTA MARIA
Community Development Department
110 South Pine Street #101
Santa Maria, CA 93454
(805) 925-0951 x244

prepared by:

John P. Shoals, Project Planner
William H. Orndorff, Director
James W. Stern, City Planner

Adopted December 16, 1997
City Council Resolution No. 97-140

RESOLUTION NO. 97-140

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA ADOPTING A COMPREHENSIVE UPDATE TO THE SANTA MARIA GENERAL PLAN INTRODUCTION AND NOISE ELEMENT; AND REPEALING THE EXISTING OUTDATED GENERAL PLAN INTRODUCTION AND NOISE ELEMENT; GP-96-01

WHEREAS, on September 17, 1997 and November 5, 1997, the Planning Commission of the City of Santa Maria held regularly scheduled public hearings for the purpose of considering a comprehensive update to the Santa Maria General Plan Introduction and Noise Element, (GP-96-01) to formulate and forward recommendations to the Santa Maria City Council; and

WHEREAS, the City Council for the City of Santa Maria held a public hearing on December 16, 1997 for the purpose of considering a comprehensive update to the General Plan Introduction chapter and the Noise Element, GP-96-01; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Noise Element is one of seven state-mandated general plan elements, and the State General Plan Guidelines recommend that state-mandated general plan elements be revised every four to five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, the existing Noise Element was revised and adopted on April 21, 1987, with minor revisions through 1989, but has not had major revisions since its adoption in 1987; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the existing and outdated Noise Element and replace said element with the Noise Element Update dated October 20, 1997; and

WHEREAS, the Noise Element Update sets forth goals, policies, objectives, and implementation programs to protect the community from exposure to excessive noise levels; and

WHEREAS, the General Plan Introduction Chapter has not been updated since 1987; and

WHEREAS, the General Plan Introduction provides the reader with an overview of the Santa Maria General Plan including the Plan's purpose, authority and format; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the existing General Plan Introduction and replace said Introduction with the revised General Plan Introduction; and

WHEREAS, the City Council reviewed and adopted an Initial Study/Negative Declaration (E-96-31) for the comprehensive update to the General Plan Introduction and Noise Element prior to taking action on said project; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Santa Maria General Plan is hereby revised to replace the existing Noise Element (1987) with the Noise Element Update (Planning Commission Draft, October 20, 1997), and to replace the existing Introductory chapter with the revised General Plan Introduction, October 31, 1997, based on the following findings:

a. The update to the General Plan Introduction and Noise Element is consistent with the goals, policies and objectives of the City of Santa Maria General Plan.

b. The update to the General Plan Introduction and the Noise Element Update were prepared in compliance with State Guidelines in the State Government Code Section 653021 and Section 46050.1 of the Health and Safety Code.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held December 16, 1997.

/s/ ABEL MALDONADO
Mayor

ATTEST

/s/JANET KALLAND
City Clerk

CONTENTS:

BY: [signature]
DEPARTMENT HEAD

APPROVED AS TO FORM:

BY: [signature], Jr.
CITY ATTORNEY

BY: [signature]
CITY ADMINISTRATOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 97-140 which was duly and regularly introduced and adopted by said City Council at a regular meeting held December 16, 1997 by the following vote:

AYES: Councilmembers Joe Centeno, Larry Lavagnino, Toru Miyoshi, Bob Orach and Mayor Abel Maldonado.

NOES: None.

ABSENT: None.

Janet Kalland

City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

RESOLUTION NO. 97-139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE UPDATE TO THE SANTA MARIA GENERAL PLAN INTRODUCTION AND NOISE ELEMENT, GP-96-01, E-96-31

WHEREAS, the Planning Commission of the City of Santa Maria held regularly scheduled public hearings on September 17, 1997 and November 5, 1997, for the purpose of considering the August 27, 1997 Initial Study/Negative Declaration (E-96-31) for the Comprehensive update of the Santa Maria General Plan Introduction and Noise Element (GP-96-01); and

WHEREAS, The Planning Commission of the City of Santa Maria has reviewed and considered an Initial Environmental Study, E-96-31, for the comprehensive update to the General Plan Introduction and Noise Element Update and recommends that the City Council direct the filing of a Negative Declaration, E-96-31 for the project; and

WHEREAS, the City Council for the City of Santa Maria held a regularly scheduled public hearing on December 16, 1997, for the purpose of considering a negative declaration, E-96-31, for the update to the Santa Maria General Plan Introduction and Noise Element; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality act of 1970, Public Resources Code Section 21000 - 21774, as amended, require the evaluation of the environmental impact report or a negative declaration for all projects; and

WHEREAS, the City Council has reviewed and considered an Initial Environmental Study, (E-96-31) for project GP-96-01; and

WHEREAS, there appears to be no substantial detrimental environmental impact from the proposed project; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. It is the finding of the City Council of the City of Santa Maria that there will be no substantial detrimental environmental impact arising from the proposed project.

2. The City Clerk is hereby authorized and directed to file a negative declaration of environmental impact with the County Clerk.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held December 16, 1997.

/s/ ABEL MALDONADO
Mayor

ATTEST

/s/JANET KALLAND
City Clerk

CONTENTS:

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

BY: _____
DEPARTMENT HEAD

BY: _____
CITY ADMINISTRATOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 97-139 which was duly and regularly introduced and adopted by said City Council at a regular meeting held December 16, 1997 by the following vote:

AYES: Councilmembers Joe Centeno, Larry Lavagnino, Toru Miyoshi, Bob Orach and Mayor Abel Maldonado.

NOES: None.

ABSENT: None.

Janet Kalland

City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
NEGATIVE DECLARATION
AUGUST 27, 1997

COMPREHENSIVE UPDATE TO THE SANTA MARIA GENERAL PLAN INTRODUCTION AND NOISE ELEMENT, GP-96-01, E-96-31,
FOR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 1997

APPLICANT: City of Santa Maria
110 East Cook Street
Santa Maria, CA 93454

CONTACT PERSON: John P. Shoals
Community Development Department
110 South Pine Street, Suite 101
Santa Maria, CA 93454

PROJECT DESCRIPTION: The proposed project is the comprehensive update to the Noise Element of the City of Santa Maria General Plan and repeal of the existing Noise Element. The project also involves an update to the Introductory Chapter of the Santa Maria General Plan.

LOCATION: Santa Maria Planning Area

OCEDURE: Planning Commission review and recommendation to City Council regarding a Negative Declaration, repeal of existing Noise Element, and adoption of comprehensive update to the Noise Element of the General Plan.

ENVIRONMENTAL SETTING:

The General Plan Introduction and Noise Element Update is a citywide project. Areas surrounding the City Limits, known as the Sphere of Influence and Planning Area, are also addressed in portions of this project. Therefore, vacant, undeveloped properties, as well as developed properties may be affected by the proposed project. These areas contain a wide variety of environmental characteristics. Please refer to the environmental setting sections of the Sphere of Influence Boundary Expansion and Concurrent Annexation EIR for a complete and detailed description. The Sphere EIR is hereby incorporated by reference into this initial study and are available for review at the Community Development Department, 110 South Pine Street, #101, and at the City Public Library, 428 South Broadway.

ATTACHMENT A

PROJECT DESCRIPTION:

The proposed project involves the complete update of the Noise Element and Introduction Chapter of the Santa Maria General Plan. The existing Element, adopted on April 21, 1987 and amended on July 5, 1989, will be repealed to eliminate potential conflicts with the other General Plan Elements. Developed under the requirements of Section 65302 (f) of the California Government Code, the Noise Element is a comprehensive long range document which sets forth the goals, policies, objectives, implementation programs and mitigation measures to address the City's existing and future noise environment and to minimize the exposure of community residents to excessive noise.

The Introduction chapter gives the reader an overview of the Santa Maria General Plan. It discusses the purpose, scope and format of the adopted Plan. This chapter also includes basic planning definitions and terminology to assist the reader in understanding the comprehensive role of the General Plan.

The General Plan Introduction and Noise Element Update and the Background Information Report, dated July 24, 1997, are hereby incorporated by reference into this initial study.

PROJECT REVIEW:

The environmental impacts associated with the project were determined using the City of Santa Maria Staff Project Environmental Checklist (attached). The checklist has identified that no significant adverse impacts are expected to occur with the adoption and implementation of the proposed General Plan Introduction and Noise Element update for the following reasons:

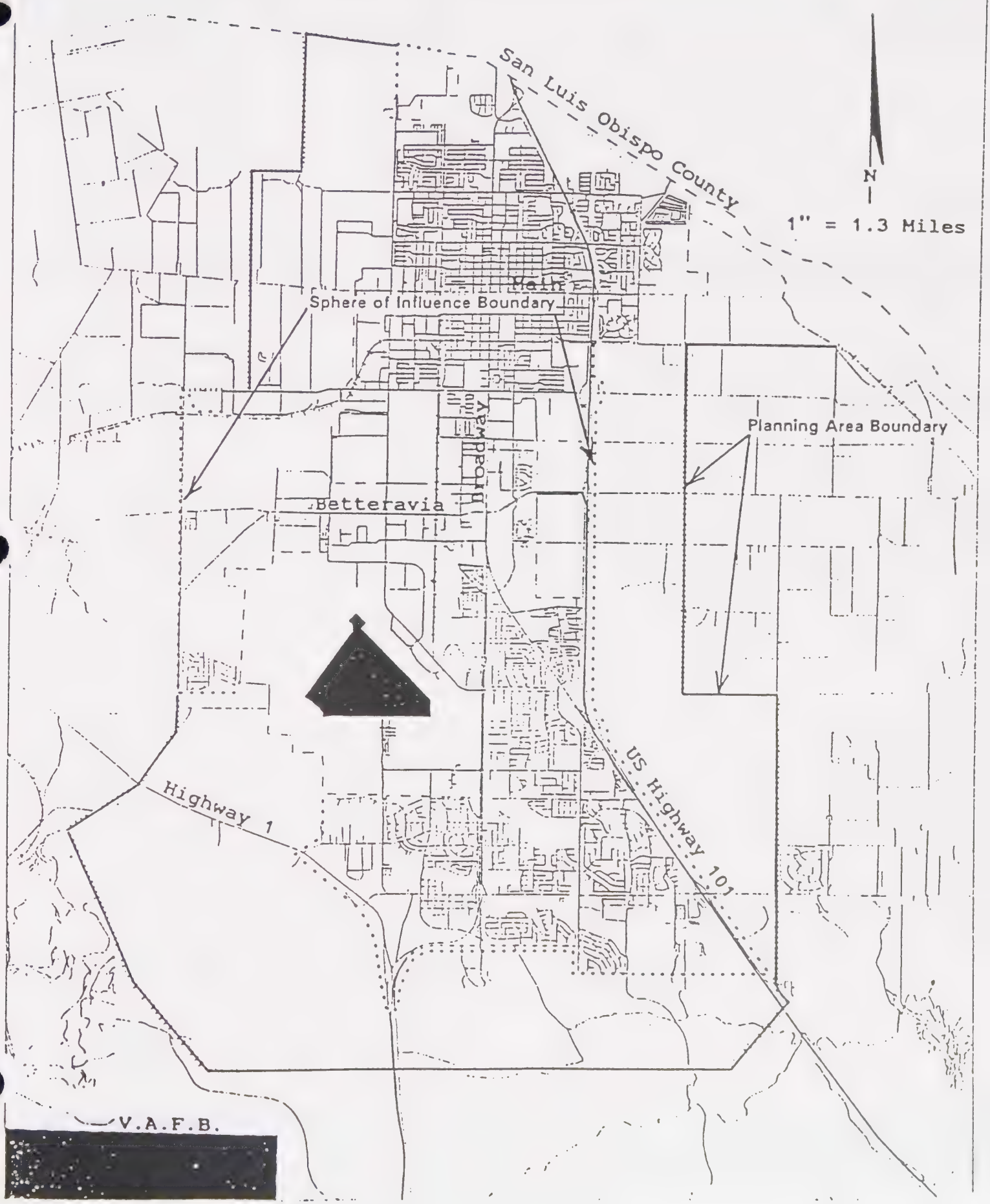
1. The Noise Element Update only addresses goals, policies, objectives and programs to minimize the exposure of community residents to excessive noise. Therefore, the proposed project will have a beneficial impact on public health and safety.

2. Any indirect impacts associated with the Noise Element Updated are too speculative to address at this time. All applications for development within the City are subject to site specific environmental review, and any unforeseen adverse impacts resulting from the revised Noise Element will be addressed at that time.

3. The update to the General Plan Introduction will not result in a significant environmental impact.

Based on the above, the proposed project will <u>not</u> have a significant impact on the environment.

Figure One: City of Santa Maria Jurisdictional Boundaries



ENVIRONMENTAL RECOMMENDATION:

Based upon the information available at the time of the preparation of this Initial Study and without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that the Planning Commission recommend to City Council that a negative declaration be filed for GP-96-01 based on the information contained in E-96-31.

PREPARED BY: City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93454

Environmental Analyst — Date: 8-26-97

Environmental Officer — Date: 8-26-97

L7-IESNOISE

CITY OF SANTA MARIA
NEGATIVE DECLARATION

E: 96-31

The Santa Maria City Council has found that the proposed project described below will not have a significant effect on the environment due to circumstances peculiar to the project.

Resolution No. 97-139 of City Council.

STATEMENT OF SUPPORT FOR NEGATIVE DECLARATION:

Information contained in Initial Study E-95-46 indicates that there will be no significant adverse environmental impacts arising from the proposed project.

Project Applicant City of Santa Maria, Community Development Department
Address 110 South Pine Street, #101, Santa Maria, CA 93454
Telephone Number (805) 925-0951

* * * * * * * * * * *

Comprehensive update to the Santa Maria General Plan Introduction and Noise Element, GP-96-01, E-96-31
Project Title

PROJECT DESCRIPTION: The proposed project is: 1) a comprehensive update to the Noise Element of the Santa Maria General Plan which is a long range document that sets forth goals, policies, objectives, implementation programs and mitigation measures to minimize exposure of community residents to excessive noise; and 2) an update to the General Plan Introduction which discusses the Plan's purpose, scope, authority and format.

INITIAL STUDY PREPARED BY:

COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF SANTA MARIA

A copy of the Initial Study is also on file in the office of the Environmental Impact Officer located at 110 East Cook Street, City of Santa Maria, California, where it may be reviewed. Other addresses where copies of the Initial Study are available are: City Clerk's Office, 110 East Cook Street; Santa Maria Public Library, 420 South Broadway; Community Development Department, 110 South Pine Street #101, Santa Maria. Telephone: (805) 925-0951, Extension 244.

THIS NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH SECTIONS 15070-15074 OF THE GUIDELINES FOR IMPLEMENTATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS SET FORTH IN THE STATE OF CALIFORNIA TITLE 14, NATURAL RESOURCES, DIVISION 6, RESOURCES AGENCY, CHAPTER 3, GUIDELINES.

Signature

City Clerk
Title

December 17, 1997
Date

L7a-GNOISE

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L7a-NOISETAB

Preface

The Noise Element is one of seven state-mandated General Plan Elements. As such, State law requires the City to adopt a noise element that assesses noise sources and noise exposure, and which aims to minimize noise conflicts. The City's existing Noise Element was adopted by the City Council on April 21, 1987. In February 1989, the Element was amended to incorporate airport noise contours adopted by the Santa Barbara County Airport Land Use Commission, and to make the Noise Element consistent with the information contained in the Santa Maria Public Airport Master Plan. This document updates the City Noise Element that was adopted in 1987 and amended in 1989. It provides new noise information (including noise contours), and develops new goals, policies, objectives and implementation programs. Where necessary, code references have been updated and the text revised to reflect statutory changes.

The Noise Element follows State guidelines in the State Government Code Section 653021 and Section 46050.1 of the Health and Safety Code. A Background Information Report (Technical Appendix) published on July 24, 1997, contains a more comprehensive inventory of current and forecast noise conditions, background information on noise, health effects of noise, methodology, measurement and modeling results and a bibliography.

Assumptions

This Noise Element is based on several assumptions about the existing noise environment and the future growth in the planning area. Those assumptions are:

1. Based on the growth rate assumptions from the Land Use Element of the General Plan and the Sphere of Influence Study, the City's population is expected to be about 82,400 in the year 2000 and 100,000 by the year 2010. According to the 1994 Growth Forecast prepared by the Santa Barbara County Association of Governments, Orcutt is expected to have a population of about 37,600 by the year 2010. Based on these figures, the population of the Santa Maria/Orcutt area is projected to be 137,600 by the year 2010.

2. All roadway improvements identified in the adopted Circulation Element will be constructed in support of buildout under the General Plan Land Use Element.

3. Future airport expansion and growth will be consistent with planned airport improvements contained in the Santa Maria Public Airport Master Plan dated August 1994 and the SMPAD Research Park Specific Plan dated 1995.

4. Heavy commercial manufacturing, industrial plants and agricultural operations will continue to be concentrated in those areas designated in the General Plan Land Use Element as Heavy Industrial (Refer to the City's adopted Land Use Policy Map).

I. INTRODUCTION

A. Purpose

The purpose of the General Plan Noise Element is to set forth goals and policies that regulate the City's existing and future noise environment to protect residents and workers from exposure to excessive noise. By definition, noise is undesirable or unwanted sound and is known to have several adverse effects (i.e., hearing loss, speech interference, sleep disruption, physiological responses and annoyance) on people. The Noise Element's primary goal is to work towards attaining and maintain an environment that is free of objectionable and excessive noise which may be harmful to Santa Maria residents. As a planning document, the Noise Element is a comprehensive program which provides the framework in which potential noise impacts and appropriate mitigation measures are addressed during project review and long range planning.

Santa Maria Noise Element

In accordance with State Law, the Santa Maria Noise Element:

a. Identifies and defines existing and future environmental noise levels from sources of noise within and adjacent to the City of Santa Maria. Noise information is defined by means of text, tables, graphs and noise contour maps (Figures N-1 and N-2) for the purpose of developing programs to protect Santa Maria residents will be protected from excessive noise intrusion.

b. Establishes goals, objectives, policies and implementation programs to control and reduce noise impacts to acceptable levels. Table N-4 shows the acceptable interior and exterior noise standards for the City of Santa Maria.

Santa Maria Noise Ordinance

While the Noise Element is directed at minimizing future noise conflicts, a noise ordinance is directed at resolving existing noise conflicts. A noise ordinance is used to address noise levels generated by existing industrial and residential uses, which are not regulated by federal or state noise level standards. The regulation of noise sources such as traffic on public roadways, railroad line operations and aircraft in flight is preempted by existing federal and/or state regulations, meaning that such sources generally may not be addressed by a noise ordinance. The Noise Element addresses the <u>prevention</u> of noise conflicts from all of these sources.

B. Authority

Section 65302(f) of the California Government Code requires a Noise Element which identifies and appraises noise problems in the community. The Santa Maria Noise Element recognizes the guidelines established by the Office of Noise Control in the State Department of Health Services. In accordance with State Law, the Noise Element analyzes and quantifies, to the extent practicable, current and projected noise levels for the following sources:

1. Highways and freeways.

2. Primary arterials and major local streets.

3. Passenger and freight on-line railroad operations and ground rapid transit systems.

4. Commercial and general aviation, aircraft overflights, heliport, helistop, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

5. Commercial manufacturing and industrial plants.

6. Other ground stationary noise sources.

The Santa Maria Noise Element contains noise contours for traffic and aircraft noise. Noise contours for railroad operations were not mapped because present railroad activities do not generate existing 60+ dB CNEL noise contours beyond the Railroad right-of-way (ROW). Noise contours for commercial activities and industrial plants could not be developed or mapped because they are site specific and the development of noise contours at this stage of the planning process would be too speculative. Noise impacts of commercial and industrial uses will be examined on a case by case basis to develop appropriate mitigation measures.

The Noise contours contained in this Element are stated in terms of community noise equivalent level[1] (CNEL), and were prepared on the basis of noise monitoring or by following generally accepted noise modeling techniques. For more detailed information on methodology, please refer to the Technical Appendix (Background Information Report dated July 24, 1997).

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[1] CNEL is a 24-hour average describing a noise environment consisting of a variety of events. To account for increased sensitivity to noise during nighttime hours, the CNEL calculation penalizes evening and night sound levels. The decibel (dB) scale is logarithmic; a 3 dB difference is barely discernible to most people; and a 10 dB increase is subjectively heard as a doubling of noise. Every day sounds normally range from 30 dB (very quiet) to 100 dB (very loud).

C. Relationship to Other Elements of the General Plan

The General Plan Guidelines require all elements of the General Plan to be internally consistent. The Noise Element is directly related to the Land Use, Housing, Circulation and Open Space[2] Elements of the General Plan. Understanding how the Noise Element relates to these Elements is necessary to prepare an integrated general plan and to initiate changes which will reduce noise exposure to acceptable levels in areas where noise may presently exceed the levels set forth by the adopted policies of the Noise Element. The relationship between these elements is briefly discussed below.

1. Land Use: The Noise Element provides noise exposure information for use in the Land Use Element which designates acceptable land uses in relation to existing and projected noise levels, including appropriate noise mitigation measures.

2. Housing: The Housing Element considers the provision of adequate sites for new housing and standards for housing stock. Since residential land uses are noise-sensitive, the noise exposure information of the Noise Element must be considered when planning the locations of new housing. The State Noise Insulation Standards may influence the locations and construction costs of residential development, which should be considered by the Housing Element.

3. Circulation: The circulation system, which is a major source of noise, must be correlated with the Noise Element. Noise exposure is a decisive factor in the location, design and expansion of new transportation facilities, and in the mitigation of noise produced by existing facilities upon existing and planned land uses.

4. Open Space: Since excessive noise adversely affects the enjoyment of recreational pursuits in designated open spaces, noise exposure must be considered in planning this kind of open space use. Conversely, open space can be used to buffer noise-sensitive uses from noise sources by setbacks and visual screens.

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2 A state-required General Plan Element, the Santa Maria Open Space Element is contained within the City's Resources Management Element which was adopted on May 7, 1996.

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II. FINDINGS

EXISTING NOISE LEVELS

The major sources of noise in Santa Maria are:

A. Vehicular traffic on U.S. Highway 101 and major city streets;

B. Aircraft operations from the Santa Maria Public Airport (SMPA); and

C. Train movements on the Santa Maria Valley Railroad (SMVRR). Although train movements on the SMVRR were not sufficient to generate existing 60 dB CNEL noise contours beyond the railroad right-of-way, future changes in train or light rail activity could result in noise impacts on adjacent land uses (See Circulation Element for discussion of future light rail on the SMVRR ROW).

D. Commercial activities and industrial plants are also noise generators in the City of Santa Maria.

A. Roadway Noise

The major source of noise in Santa Maria is vehicular traffic including automobiles, trucks, buses and motorcycles. The level of vehicular noise generally varies according to the number of vehicles per hour traveling adjacent to the noise receptor, the speed of traffic, the distance between the noise generator and receptor, the type of vehicles, the functioning of the engine (acceleration or deceleration) and exhaust system, road-tire interaction (pavement type and texture, tire condition and speed). Noise generated by vehicular traffic is greatest along U.S. Highway 101 and the City's major roadways which include Broadway (State Route 135), Miller Street, Blosser Road, Skyway Drive, Donovan Road, Main Street, Stowell Road, and Betteravia Road. A complete list of the City's primary and secondary arterials streets and collectors streets is included in the adopted Circulation Element.

To assess the impacts of roadway noise on the community, Brown-Buntin Associates conducted a noise study in September of 1996. Based on the study, a map of existing traffic noise contours[3] (based on 1995 traffic volumes) was prepared (Figure N-1). Table N-1 also shows the 55 to 70 dB CNEL/L_{dn}[4] contour distances for existing roadway noise conditions.

---

3 Noise contours represent lines of equal noise exposure. They provide a visualization of estimates of sound level.

4 Day-Night Average Level (Ldn) is the equivalent energy (energy average) sound level during a 24-hour day, obtained by adding 10 decibels to sound levels between 10 p.m. to 7 a.m. The Ldn is generally computed for annual average conditions.

B. Aircraft Noise

Noise exposure contours around airports are based on the number and type of aircraft using the airport, magnitude and durations of each flyover, flight paths, and time of day when the flights occur. Figure N-1 shows aircraft CNEL noise contours for the year 2005[5]. These contours were taken without modification directly from the 1986 Santa Maria Public Airport Master Plan prepared by PRC Engineering.

According to the Airport Noise Standards contained in Title 4 of the California Administrative Code, an airport shall not permit noise exposures of 65 dB CNEL to extend into residential areas, schools or land uses other than specified compatible land uses. According to the noise contour map, the 65 dB CNEL is mostly contained on airport property. As such, there are a few homes currently within the 65+ dB CNEL from the Santa Maria Public Airport. They include an existing mobile home park on Airport property and a small portion of Foxenwoods Estates. Further discussion of the present type of airport operations and their impacts on the City of Santa Maria and the unincorporated areas of Santa Barbara County can be found in the 1986 Airport Master Plan and Final Environmental Impact Report.

C. Railroad Noise

Train movements on the Santa Maria Valley Railroad (SMVRR) were not sufficient to generate existing 60 dB CNEL noise contours extending beyond the railroad right-of-way. However, future changes in train movements could result in noise impacts on adjacent land uses that would have to be evaluated and mitigated to minimize or avoid such an impact. The SMVRR ROW is designated in the Circulation Element as a future light rail corridor; therefore, land use changes in close proximity to the SMVRR ROW should take this into consideration.

D. Commercial Manufacturing, Industrial Plants and Agricultural Operations

In Santa Maria, heavy commercial manufacturing, industrial plants and agricultural operations are primarily located near the Santa Maria Public Airport and in other areas away from noise-sensitive land uses such as residential (See the adopted Land Use Element and Land Use Policy Map for those areas designated for noise-generating type land uses). To achieve acceptable noise levels and maintain land use compatibility, the City discourages the location of noise-sensitive land uses in close proximity to noise-generating commercial and industrial land uses, and vice versa. When there is a potential land use conflict, the City requires a noise analysis to determine the exact noise impact and to develop site specific noise mitigation measures.

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5 The Airport Noise Contours shown in the Existing Noise Contours map (Figure N-1) are for the year 2005.

Table N-1
EXISTING DISTANCE OF CNEL NOISE CONTOURS
(Distance From Roadway Center to Traffic Noise Contours)[1]

East-West Streets Roadway Name	Segment Description	1995 ADT	dB CNEL 70	65	60	55
Donovan Road	Blosser-Broadway	9600	19	41	89	192
	Broadway-US 101	12700	23	50	107	231
	E of US 101	11900	22	48	103	221
Alvin Avenue	Blosser-Broadway	6200	14	31	67	143
	Broadway-US 101	6600	15	32	69	150
Main Street(SR 166)	Black-Blosser	10300	21	45	97	209
	Blosser-Broadway	17000	29	63	135	291
	Broadway-U.S. 101	19500	32	69	148	319
	East of U.S. 101	17500	30	64	138	297
Cook Street	Blosser-Broadway	6100	14	31	66	142
	Broadway-College	8800	18	39	84	181
Stowell Road	Blosser-Broadway	8500	22	47	101	218
	Broadway-U.S. 101	14500	31	67	145	311
Battles Road	Depot-Broadway	5100	13	27	58	126
	Broadway-College	10600	21	44	95	205
Betteravia Road	Mahoney-Blosser	11300	40	86	186	401
	Blosser-Broadway	14800	48	103	223	480
	Broadway-U.S. 101	19700	58	125	269	580
	U.S. 101-Rosemary	8000	32	69	148	318
McCoy Lane	Blosser-Orcutt Expressway	5500	20	43	92	197
	Orcutt Expressway-W.S. 101	9600	29	62	133	286
Lakeview Road	Orcutt Expressway-U.S. 101	9550	19	41	89	191
Foster Road	Blosser-Orcutt Expressway	6600	15	32	69	150
	Orcutt Expressway-Bradley	5300	13	28	60	129
Clark Avenue	CA-Orcutt Expressway	10600	21	44	95	205
	Orcutt Expressway-Bradley	15800	27	58	124	268
	Bradley-U.S. 101	16000	27	58	125	270

[1] Assumes no change in elevation and no structural buffers.
SOURCE: Brown-Buntin Associates, Inc.

Table N-1

EXISTING DISTANCE OF CNEL NOISE CONTOURS

(Distance From Roadway Center to Traffic Noise Contours)[1]

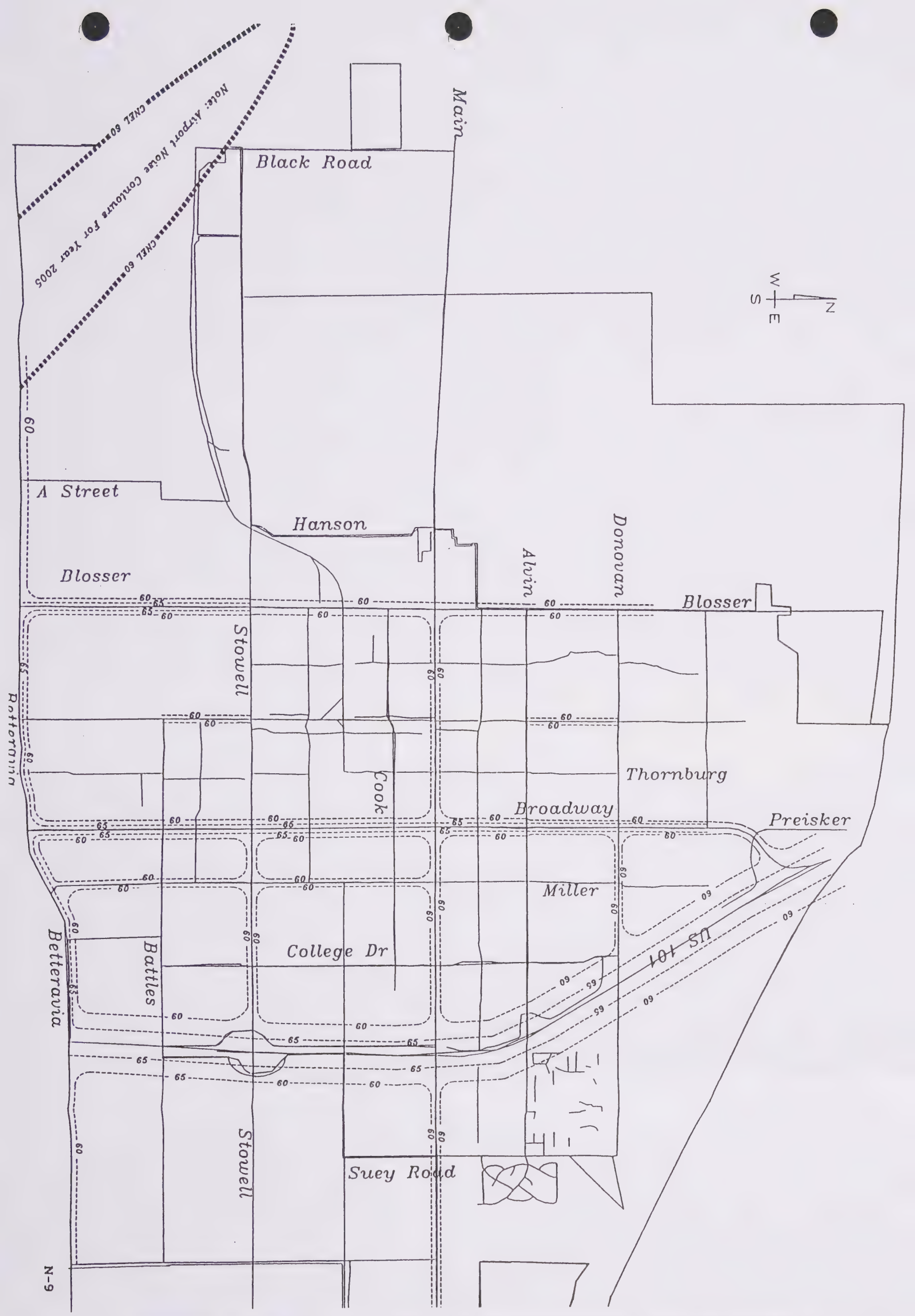
North-South Streets		1995	dB CNEL			
Roadway Name	Segment Description	ADT	70	65	60	55
Black Road	SR1-Betteravia	6300	14	31	67	145
Skyway Drive	Industrial-Fairway	11500	48	103	222	478
	Fairway-Betteravia	14400	56	120	258	555
Blosser Road	Betteravia-Stowell	12500	51	109	235	505
	Stowell-Main (SR 166)	17700	46	98	211	456
	Main (SR 166)-Alvin	14000	39	84	181	390
	Alvin-Taylor	10500	32	69	149	322
SR 1	South of Orcutt Expressway	15500	46	100	215	463
Depot Street	Battles-Stowell	7700	25	53	115	247
	Stowell-Cook	5300	19	41	89	193
	Alvin-Donovan	6800	23	49	106	227
Orcutt Expressway	SR1-Clark	12800	35	75	161	347
	Clark-Foster	16000	40	87	187	402
	Foster-Lakeview	20000	47	101	217	467
	Lakeview-Waller	29500	60	130	281	605
	Waller-Santa Maria	19600	46	99	214	460
	Santa Maria-Betteravia	30500	62	133	287	618
Broadway	Betteravia-Stowell	30500	62	133	287	61[illegible]
	Stowell-Cook	30500	62	133	287	6[illegible]
	Cook-Main (SR 166)	28000	58	126	271	584
	Main (SR 166)-Alvin	26600	56	122	262	564
	Alvin-Taylor	19900	47	100	216	465
	Taylor-U.S. 101	13200	35	76	164	354
Miller Street	Santa Maria-McCoy	16400	27	59	127	274
	McCoy-Betteravia	21600	33	71	153	330
	Betteravia-Stowell	16200	27	59	126	272
	Stowell-Main (SR 166)	15000	26	56	120	258
	Main (SR 166)-Alvin	9300	19	40	87	188
Santa Maria Way	U.S. 101-Orcutt Expressway	12050	33	72	155	333
College Drive	Battles-Stowell	5200	16	34	73	157
	Stowell-Main (SR 166)	8200	17	37	80	173
	Main (SR 166)-Alvin	10300	20	43	93	201
	Alvin-Donovan	6000	14	30	65	140
Bradley Road	River Ranch-Clark	8400	26	56	121	262
	Clark-Patterson	13400	36	77	166	357
	Patterson-Foster	10900	31	67	145	311
	Foster-Santa Maria	17500	43	92	198	427
	Battles-Main (SR 166)	9650	29	62	133	287
U.S. 101	South of Clark	23600	111	239	515	1109
	Clark-Santa Maria	32000	136	293	630	1358
	Santa Maria-Betteravia	35000	139	299	644	1388
	Betteravia-City Limit	47000	169	364	784	169[illegible]
Suey Road	Main (SR 166)-Alvin	6000	17	37	80	17[illegible]

[1] Assumes no change in elevation and no structural buffers.

SOURCE: Brown-Buntin Associates, Inc.

Note: Airport Noise Contours For Year 2005

City of Santa Maria **General Plan** **Noise Element**	**Existing (1995)** **CNEL/Ldn NOISE CONTOURS**	**FIGURE N-1** Betteravia Road to Clark Road



City of Santa Maria
General Plan
Noise Element

Existing (1995)
CNEL/Ldn NOISE CONTOURS

FIGURE N-1
Santa Maria River
to
Betteravia Road

FUTURE NOISE ENVIRONMENT

A. Roadway Noise

Future noise levels were projected using traffic volumes generated at buildout of the General Plan (2010). Table N-2 shows the 55 to 70 dB CNEL contour distances for future conditions. The distances in Table N-2 do not take into account shielding by sound walls, terrain changes or other sound buffers. They represent worst-case noise levels along the streets and can be used for a basis in developing noise mitigation measures for proposed development projects. Figure N-2 is a map of future (projected) CNEL roadway noise contours for the year 2010.

It is anticipated that the number of homes exposed to roadway noise levels greater than 60+ dB in the future will increase due to future residential construction and increased traffic volumes. Potential new roadway noise sources would be traffic on proposed streets such as "E" Street, College Drive and Union Valley Parkway. Please refer to the Circulation Element for a complete discussion of future traffic levels and street improvements.

B. Aircraft Noise

The airport noise contours incorporated into the Noise Element represent the airport's existing and projected contours due to expanded services. These contours are consistent with the noise contours adopted by the Santa Barbara County Airport Land Use Commission. Figure N-2 shows future aircraft CNEL noise contours for 2005. The contours were taken without modification directly from the Master Plan for the Santa Maria Public Airport prepared by PRC Engineering (1986).

The number of homes exposed to aircraft noise is anticipated to increase or decrease depending upon future operations at the Santa Maria Public Airport. Future aircraft operations include scheduled passenger service, using a B727-200 aircraft, expanded helicopter operations and an additional parallel runway constructed to accommodate future demand of general aviation aircraft. A more detailed discussion of future airport operations is contained in the Circulation Element. In order to protect residents from excessive noise from aircraft overflights, the City Council has maintained a consistent policy of restricting residential development under the 60+ CNEL noise contour.

The SMPAD continues to require commercial and private jet aircraft operating between 10 p.m. and 7 a.m. to meet Stage III noise standards. SMPAD will continue to encourage present and future commercial and private jet operations to meet Stage III requirements.

C. Railroad Noise

Train movements on the Santa Maria Valley Railroad were not sufficient to generate existing or future 60+ dB CNEL noise contours extending beyond the railroad right-of-way. However, the General Plan Circulation Element provides for the future development of a light rail transportation system along the SMVRR right-of-way. This future change in the type of trains and train movements could result in noise impacts on land uses adjacent to the ROW which would have to be evaluated and mitigated to minimize or avoid such an impact. However, without the benefit of detailed information such as the type of light rail system and frequency of trips, future 60 dB CNEL noise contours could not be developed or mapped.

D. Commercial Manufacturing, Industrial Plants and Agricultural Operations

One of the basic assumptions of this Noise Element is that heavy commercial manufacturing, industrial plants and agricultural operations will continue to be located in those areas appropriately designated in the General Plan Land Use Element. However, to ensure that the City of Santa Maria maintains an acceptable noise environment, future commercial, industrial and agricultural operations and developments will be reviewed on a case by case basis to: 1) determine if there is a potential noise impact associated with that development; 2) to identify the exact noise impact; and 3) to develop site specific noise mitigation measures to minimize noise to the maximum extent feasible. This information will be used to decide if a project or land use change is approved. This will ensure that the City of Santa Maria maintains an acceptable noise environment as the City continues to grow.

E. US 101 Freeway

The Circulation Element plans for expansion of the U.S. Highway 101 between Union Valley Parkway and the Santa Maria River. The California Department of Transportation (Caltrans) determines how many lanes are needed to accommodate future traffic volumes. Caltrans has determined that U.S. 101 will be expanded to six lanes in this area.

Expected future increases in traffic volumes on this freeway will cause an increase in noise levels that may require mitigation if noise limits are exceeded. Noise walls are one form of acceptable mitigation for these impacts.

F. On-going Noise Problem Areas

In accordance with State law, a Noise Element is required to provide for the enforcement of noise mitigation measures and on-going mitigation monitoring to determine the effectiveness of those measures. Recent noise studies conducted for proposed projects in the City have identified several on-going noise problems that need to be addressed.

Noise mitigation for existing neighborhoods where soundwall installation is infeasible due to front yard orientations has become an on-going problem in Santa Maria. This situation currently occurs along roads such as Miller Street, Taylor Street, Donovan Road, Western Avenue and College Drive. Lowering the noise levels of these neighborhoods would take place in the event of an application for land-use approval, and would require creative solutions and noise attenuation to minimize traffic increases and traffic speeds so that the front yard noise levels remain below 60 dB CNEL, a level at which interior and exterior yards will still meet acceptable levels.

Another problem involves a situation in which noise mitigation was established based on previous noise conditions, but increases in traffic volumes and speeds have caused exterior noise levels to exceed the standards for existing noise-sensitive land uses. This situation presently occurs along Miller Street where existing traffic noise causes an above standard exterior noise environment (above 60 dB CNEL) at the first row of residences located along Miller Street (Toby Ranch, Los Cabos), even with the noise mitigation effect of an existing 7-foot high wall[6]. It is also believed that this situation occurs at Miller Elementary School and other locations throughout the City. This on-going noise problem could be mitigated by a number of creative solutions, including implementation of attenuation measures to address increases in traffic noise. Strategies which may achieve acceptable interior and exterior noise levels include: smoothing traffic flow to reduce acceleration noise peaks, reduction of the volume of traffic, use of smooth pavements, routing strategies, speed strategies, noise attenuation barriers, and other feasible measures.

Other on-going noise generators include the Santa Barbara County Fairgrounds and the Santa Maria Speedway. According to the General Manager of the Santa Barbara County Fair, the Fairgrounds operates year-round to make up for community events, especially the fair, that lose money. Throughout the year, the Fairgrounds sponsors numerous public and private events which include dances, wedding receptions, outdoor concerts, cultural celebrations, religious functions (i.e., revivals) and other events involving amplified sound. These events produce substantial nuisance noise[7] in the community. These events have resulted in the City of Santa Maria receiving numerous noise complaints from community residents, some of whom live up to one-half mile from the Fairgrounds.

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6 Based on the noise analysis contained in the Final Environmental Impact Report (FEIR) prepared for a proposed Wal-Mart Commercial project. The Wal-Mart FEIR was prepared by Rincon Consultants, Inc. and certified by the Santa Maria City Council on May 21, 1996.

7 Noises or noise sources which because of the when they are emitted or their quality, intensity, frequency or uniqueness, are not amenable to measurement, but which nevertheless are offensive or detrimental to the health, safety or welfare of other persons, or which substantially interfere with the reasonable quiet enjoyment of property by other persons, are found and determined to be nuisances (Santa Maria Noise Ordinance, Section 5-5.06)

While these residents' homes would appear to be a safe distance from the Fairgrounds, the combination of sound characteristics (amplitude, frequency) and atmospheric conditions (low cloud cover) causes the sounds generated by events at the Fairgrounds to travel substantial distances. Although the Fairgrounds falls under the jurisdiction of the State Fairgrounds Commission and the Fairgrounds Board, the City has been working with Fairground management to address this issue. While the City would like to have voluntary compliance and compatibility with adjoining properties and their uses, the City must refer complaints to the entity having jurisdiction. The City's authority is limited to the regulation of the location of noise-sensitive land uses and enforcement of the City Noise Ordinance emanating from land in the City's jurisdiction (Section 5-5.06 of the Noise Ordinance covers unmeasurable nuisance noise). The City will continue to enforce the Noise Ordinance and discourage noise-sensitive land uses from locating in close proximity to the Fairgrounds. In those situations where noise-sensitive land uses are located close to the Fairgrounds, a noise study will be required to develop appropriate mitigation measures to minimize Fairground noise. In addition, the City will continue to work with Fairground Management to find ways to minimize nuisance noise from the annual events held at the Fairgrounds.

The Santa Maria Speedway is located just north of the City Limits and the Santa Maria River in San Luis Obispo County. Each weekend, except in the rainy season, the Speedway hosts auto racing and a demolition derby. These racing events generate nuisance noise because the cars have modified engines and exhaust systems which amplify the noise above the car's original system. Although racing events at the Speedway are seasonal, the noise generated has become an on-going nuisance for community residents whom live in the northern portion of Santa Maria. To address this situation, the City will continue to enforce the Noise Ordinance by monitoring activities at the Santa Maria Speedway as well as working with San Luis Obispo County and the agencies and/or associations responsible for regulating activities at the race track.

In an effort to minimize or reduce the on-going noise problems in the community, the City of Santa Maria will continue to explore creative and feasible solutions to resolve these on-going noise problems, and to create quieter neighborhoods, schools, parks, and living and working environments for all Santa Maria residents.

Table N-2
FUTURE (2010) DISTANCE OF CNEL NOISE CONTOURS
(Distance From Roadway Center to Traffic Noise Contours)[1]

East-West Streets Roadway Name	Segment Description	2010 ADT	dB CNEL 70	65	60	55
Taylor Street	Blosser-Railroad	6900	15	33	71	154
	Railroad-Broadway	10100	20	43	92	199
Donovan Road	Blosser-Broadway	14650	25	55	118	254
	Broadway-U.S. 101	16300	27	59	127	273
	U.S. 101-Suey	12100	22	48	104	224
Alvin Avenue	Blosser-Broadway	9400	19	41	88	189
	Broadway-Suey	7700	17	36	77	166
Fesler Street	Blosser-Railroad	6600	15	32	69	150
Main Street (SR 166)	Black-Blosser	11700	23	49	105	227
	Blosser-Railroad	24100	37	79	171	368
	Railroad-U.S. 101	20500	33	71	153	330
	U.S. 101-Suey	16700	29	62	134	288
Cook Street	Blosser-Broadway	8800	18	39	84	181
	Broadway-College	13600	24	52	112	242
Morrison Avenue	Blosser-Railroad	7500	16	35	76	163
Stowell Road	Blosser-Broadway	23000	44	94	203	437
	Broadway-U.S. 101	15900	34	74	159	342
Enos Drive	"A"-Blosser	7800	17	36	78	167
Battles Road	Black-Blosser	9800	19	42	90	195
	Blosser-Broadway	21500	33	71	153	329
	Broadway-U.S. 101	17900	29	63	135	291
Carmen Lane	Railroad-Broadway	15600	27	57	123	265
Betteravia Road	"E"-Blosser	17700	57	123	266	572
	Blosser-Broadway	23900	70	151	324	699
	Broadway-U.S. 101	36000	92	198	426	919
	U.S. 101-Rosemary	7100	31	67	144	311
McCoy Lane	"E"-Blosser	7300	24	51	111	238
	Blosser-Orcutt Expressway	17800	43	93	200	432
	Orcutt Expressway-College	18800	45	96	208	448
	College-U.S. 101	11200	32	68	147	317
Mahoney Road	Olivewood-Betteravia	11700	22	47	102	219
Fairway Avenue	"E"-Blosser	6700	15	33	70	151
Lakeview Road	Orcutt Expressway-College	14300	25	54	116	250
Foster Road	Blosser-Orcutt Expressway	11400	22	46	100	215
Union Valley Parkway	SR 1-Blosser	10000	20	42	92	197
	Blosser-Orcutt Expressway	14000	25	53	115	247
	Orcutt Expressway-Bradley	18100	29	63	136	293
	Bradley-U.S. 101	25600	37	80	171	369
Clark Avenue	Blosser-Orcutt Expressway	13900	25	53	114	246
	Orcutt Expressway-Bradley	15650	27	57	123	266
	Bradley-U.S. 101	15350	26	57	122	262
Rice Ranch Road	Orcutt Expressway-Bradley	6200	14	31	67	143

[1] Assumes no change in elevation and no structural buffers.
SOURCE: Brown-Buntin Associates, Inc.

Note: Airport Noise Contours For Year 2005

City of Santa Maria
General Plan
Noise Element

Future (2010)
CNEL/Ldn NOISE CONTOURS

FIGURE N-2
Santa Maria River
to
Betteravia Road

City of Santa Maria
General Plan
Noise Element

Future (2010)
CNEL/Ldn NOISE CONTOURS

FIGURE N-2
Betteravia Road
to
Clark Road

SUMMARY OF NOISE IMPACTS

A summary of noise impacts by source is provided in Table N-3.

Table N-3 Noise Impacts By Source

Source	Impacts
U.S. 101	CNEL noise levels are substantial and exceed 60 dB along major portions of U.S. 101.
Major Roadways	Noise-sensitive land uses along major roadways are impacted by traffic noise. Noise impacts are projected to worsen as roadway expansion and volumes increase.
Santa Maria Public Airport	Airport activities do not currently generate significant noise impacts in the City. However, projected increases in aircraft operations will generate a 60+ dB CNEL noise contour that impacts existing residential uses in the unincorporated areas of Santa Barbara County to the southeast.
Santa Maria Railroad	Rail line operations are not sufficient to create a 60 dB CNEL extending beyond the right-of-way. However, train activities including noise, air horn blasts and vibrations in the late night and early morning may annoy residents adjacent to the railroad tracks.
Construction	Construction noise can be annoying to adjacent noise-sensitive land uses. However, construction noise is typically limited to a two to three month period during daytime hours.
Commercial/Industrial	In general, commercial/industrial operations are not considered a city-wide noise problem. However, isolated noise problems can occur where commercial/industrial uses are located near a noise-sensitive land use.

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III. GOALS, POLICIES AND PROGRAM

GOAL N.1
To protect present and future Santa Maria residents and workers from the harmful and annoying effects of exposure to excessive noise levels.

POLICY N.1.a - Overall Noise Control in Santa Maria
Protect and enhance the quality of the City's noise environment by controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver.

POLICY N.1.b - Location of New Noise Generators
Regulate the placement and construction of new noise generators, to avoid excessive interior and exterior noise level impacts on adjacent noise sensitive properties; and of new noise receptors (such as housing and schools), to minimize the negative effects of local noise generation.

POLICY N.1.c - Noise Control with the Required Environmental Planning and Regulatory Process
Control harmful or undesirable noise through the environmental planning and regulatory process with emphasis on noise/land use compatibility planning.

POLICY N.1.d - Explore New Measures to Address Existing and Future Transportation Noise.
Explore possible strategies to control vehicular noise generation that would reduce noise impacts on existing noise-sensitive land uses (residential and schools) located within the 60+ dB CNEL contour.

OBJECTIVE N.1.a - Existing Noise Levels
To have mobile and stationary noise sources in compliance with the Santa Maria Noise Element and Noise Ordinance, and state and federal noise regulations.

OBJECTIVE N.1.b
To maintain and reduce noise to acceptable levels throughout the community.

OBJECTIVE N.1.c - Mitigation of New Transportation Noise Sources
Noise created by new transportation noise sources, including roadway, airport and railway improvements, shall be mitigated to the maximum extent feasible, using Table N-4 or other credible evidence as a guide.

OBJECTIVE N.1.d - New Development Projects
All new development projects will meet the acceptable exterior and interior noise level standards specified in Table N-4: *"Interior and Exterior Noise Standards"*.

Table N-4
City of Santa Maria
Interior and Exterior Noise Standards

LAND USE CATEGORIES		STANDARD (dB CNEL)	
CATEGORIES	USES	INTERIOR	EXTERIOR
Residential	Single Family, Duplex, Multiple Family, Mobile Home	45	60
Commercial	Retail, Restaurant, Professional Offices	55	65[1,2]
Industrial	Manufacturing, Utilities, Warehousing, Agriculture	65	70[2]
Noise-Sensitive Land Uses	Motel, Hospital, School, Nursing Home, Church, Library, and other	45	60
Open Space	Passive Outdoor Recreation	--	65

Notes

1. The Commercial Exterior Noise Standard is a noise level of 65 dB CNEL or less, or which does not interfere with normal business activity.

2. Where commercial development proposes outside activities such as patio dining, outside play and picnic areas, the noise standards shall not apply to those outdoor areas.

3. The Industrial Exterior Noise Standard is a noise level of 70 dB CNEL or less or which does not interfere with normal business activity.

IMPLEMENTATION PROGRAMS

Planning and Regulatory Process:

1. Review all development proposals, both public and private, for consistency with the policies of this Element.

2. In reviewing and approving new subdivisions, general plan amendments, rezones, specific plans, use permits, conditional use permits and planned development permits, the City may require applicants to evaluate potential noise impacts and require appropriate noise control measures. Noise evaluations may include the review and requirement of: site design criteria, additional setbacks, earthen berms, sound walls, and modification of roadway design. Examples of mitigation measures are outlined in Table N-7; Figures N-3 and N-4 are illustrations of noise mitigation through site design and architectural layout.

3. Use the noise guidelines outlined in this Element and the projected noise contours (Figure N-2) to determine the need for noise studies, and require new developments to construct or pay for noise attenuation features as a condition of approving the project.

   Require a noise study and/or implementation of standard noise control measures based on the measurements at the site for noise sensitive projects within the 60+ dB CNEL contour (see Figure N-2) as part of the project review process. Should measurements indicate that unacceptable noise levels will be created or experienced, noise control measures may be required.

4. Require discretionary development proposals to meet the interior and exterior noise standards specified in Table N-4.

5. Any intensification of an existing activity, which is subject to discretionary review and can reasonably be expected to generate noise which would exceed the allowable noise levels in Table N-4, may be evaluated for compatibility with adjacent noise sensitive land uses. Appropriate mitigation measures may be imposed to result in the activity meeting the noise levels in Table N-4.

6. As part of project review, discourage the intrusion of commercial and industrial traffic onto local residential streets through the circulation planning review process.

Existing Noise Environment Improvements:

7. Evaluate those areas identified in the City with unacceptable noise levels and identify possible attenuation measures to improve that area's existing noise environment. Measures could include offering incentives that encourage developers and homeowners to use noise reduction materials to retrofit existing residences and schools close to U.S. Highway 101, major City roadways, the Santa Maria Public Airport, commercial manufacturing, industrial plants and agricultural operations.

8. Coordinate with the California Department of Transportation to effectively attenuate freeway noise through the placement of noise barriers, berms, and landscaped open space for existing residences, and incorporating design features in new development to reduce future noise level increases.

9. Discourage residential developments where traffic generated noise levels already exceed the acceptable noise levels for residential uses, and where there is no practical way to reduce noise to acceptable exterior and interior noise levels.

10. Continue to make the community aware of the effects of noise, and to keep the community informed of the measures being taken to combat noise.

11. Continue to update and enforce the City's Noise Ordinance.

12. Continue enforcement of the City's Noise Ordinance, both by responding directly to complaints and by conducting field monitoring compliance checks to identify violators. Table N-5 shows the maximum allowed noise levels and time durations which are used to determine if a noise violation has occurred.

Table N-5
Maximum Noise Exposure For Noise-Sensitive Uses

Level (dBA)		Duration in An Hour
Day (7 am to 10 pm)	Night (10 pm to 7 am)	
55	45	30 Minutes
60	50	15 Minutes
65	55	5 Minutes
70	60	1 Minute
75	65	Maximum

A noise violation is determined to exist when the noise level exceeds the ambient noise level or base noise level (Table N-6) as follows:

1. By any amount 30 minutes for any given hour, measure cumulatively;
2. By 5 dBA, 15 minutes for any given hour;
3. By 10 dBA, 5 minutes for any given hour;
4. By 20 dBA at anytime
5. Where zoning districts interface, the ambient noise base level for the most restrictive zones shall prevail.

Please refer to the Santa Maria Noise Ordinance for further detailed discussion.

Stationary Noise Sources:

13. Control noise intrusion from stationary outdoor machinery, appliances, and air conditioners through effective site design and with the site specific mitigation measures specified in Table N-6 and shown in Figures N-3 and N-4, where appropriate.

14. As part of the planning process, evaluate stationary noise sources to identify potential noise impacts. Where appropriate, require mitigation of those impacts so they do not exceed the noise level standards specified in Table N-4.

15. In reviewing development proposals, minimize traffic noise impacts on commercial and office buildings through effective site design and appropriate mitigation measures.

Roadway Noise Programs:

16. Continue to coordinate transportation and land use planning in future General Plan revisions and updates to promote acceptable noise levels for specific types of land uses and activities.

17. Continue to evaluate truck movements and routes in the city to provide for their effective separation from residential and noise sensitive areas.

18. Encourage the enforcement of State Motor Vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and County Sheriff.

19. Discourage the operation of service and maintenance vehicles of a non-emergency nature in residential areas during early morning and late evening hours.

20. Where appropriate, use less than standard lane widths to reduce vehicle speeds where this would reduce noise levels and protect existing residential neighborhoods.

Airport Noise Programs:

21. Encourage the SMPAD to require "state-of-the art" quiet aircraft for commercial airlines proposed to locate at Santa Maria Public Airport.

22. Where appropriate, require avigation easements and noise mitigation measures in new residential developments near the airport in the 60+ dB CNEL contour and in areas that are commonly overflown.

Building Code Programs:

23. Enforce the California Noise Insulation Standards (California Administrative Code, Title 25) for all new residential construction.

24. Where excessive noise levels exist, the City may require special construction assemblies such as attic and eave vent mufflers to mitigate noise (see Figure N-5).

Construction Noise Programs:

Although construction noise is considered to be a short-term site specific impact, the City of Santa Maria should continue to mitigate and monitor noise generated at construction sites. Figure N-7 shows typical construction equipment noise levels. To minimize construction noise levels, the City of Santa Maria will continue to require the following measures, where appropriate.

25. Limit the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays.

26. Control noise at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential and noise sensitive land uses.

27. Continue to work with the Santa Barbara County Fairgrounds Board to find ways to minimize nuisance noise from the events held at the Fairgrounds.

28. Continue to enforce the Noise Ordinance by monitoring activities at the Santa Maria Speedway as well as working with San Luis Obispo County and the agencies and/or associations responsible for regulating activities at the race track.

ACCOMPLISHMENTS TO DATE:

1. The City has adopted a Noise Ordinance to resolve existing noise conflicts. See Section 5.5 of the Municipal Code.

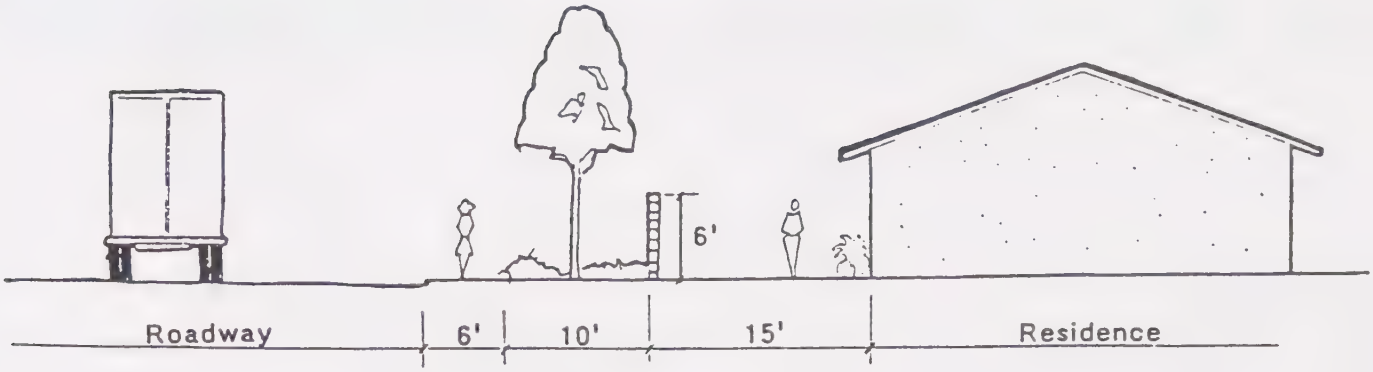
2. Through land use amendments, zone changes, subdivision maps, conditional use permits and planned development permits, the Community Development Department reviews said projects for consistency with the General Plan, Noise Ordinance and requires appropriate mitigation measures. Measures include, but are not limited to setbacks, architecturally treated noise walls, noise attenuation measures within the structure and use restrictions such as hours of operation.

ANTICIPATED RESULTS:

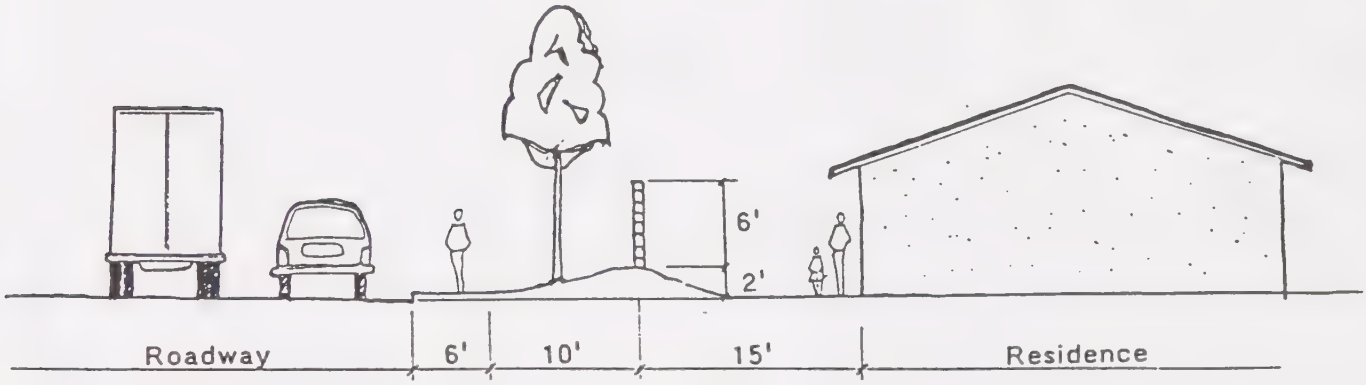
1. Consistent enforcement of the City noise regulations and compliance with state and federal noise regulations.

2. Compliance with adopted noise standards and the Noise Ordinance and a reasonable quiet community with few complaints.

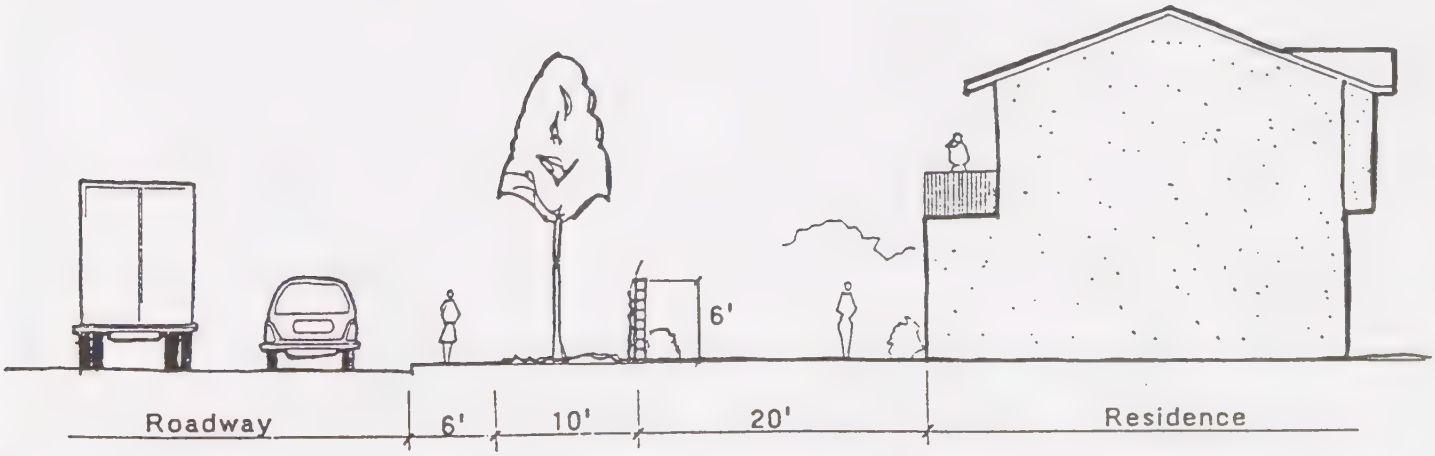
Figure N-3
Noise Barrier Alternatives



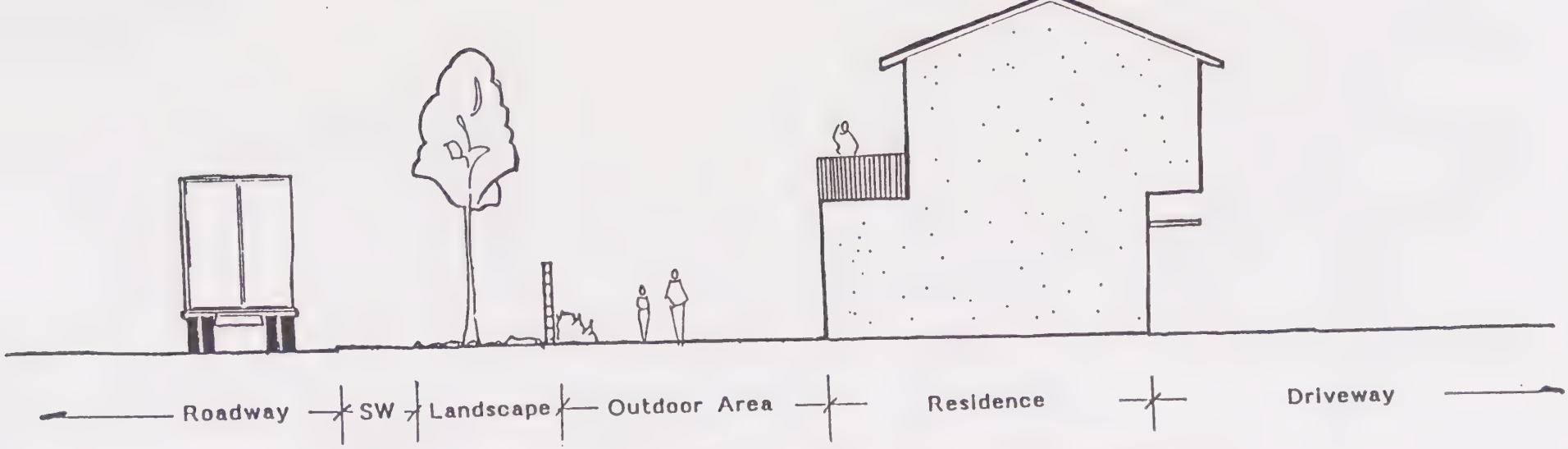
1 6'-0" high masonry sound wall.



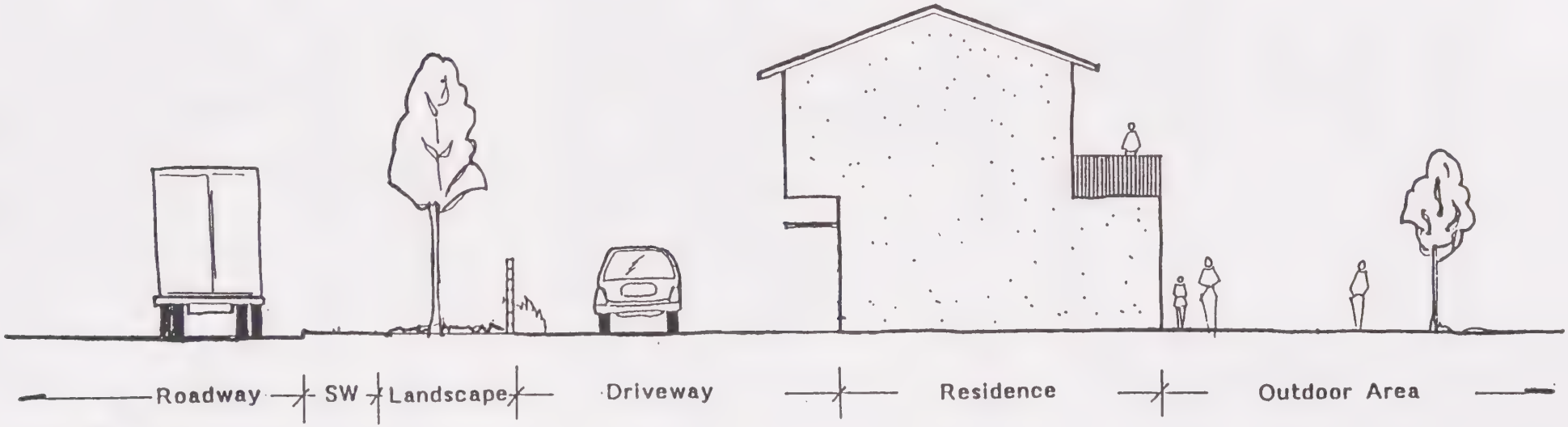
2 8'-0" high combination wall/berm
(6' masonry wall on 2'earthen berm)



3 6'-0" high masonry sound wall
20' Rear yard setback for 2-story building



This design does NOT use the building for additional shielding from roadway noise.



This design uses the building for additional shielding from roadway noise.

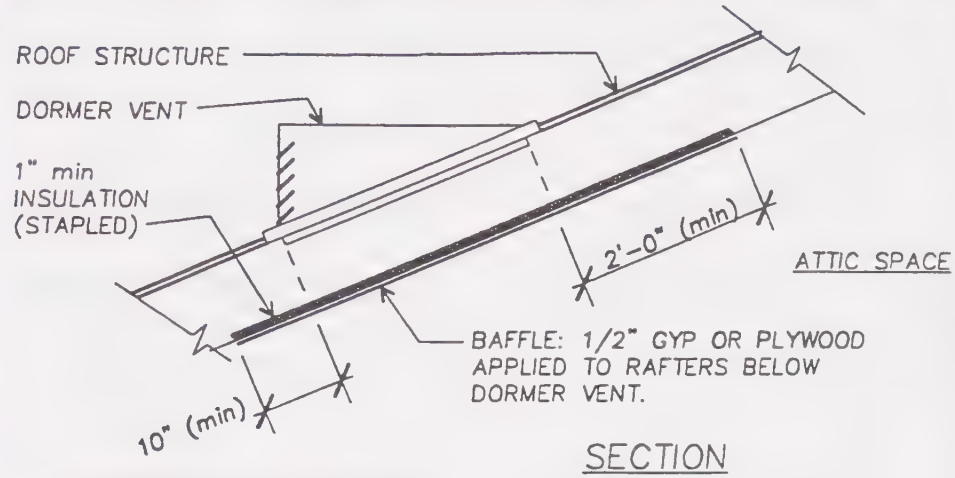
Figure N-4
Noise Mitigation Through Architectural Layout

Figure N-5

SOUND ATTENUATION at ATTIC VENT

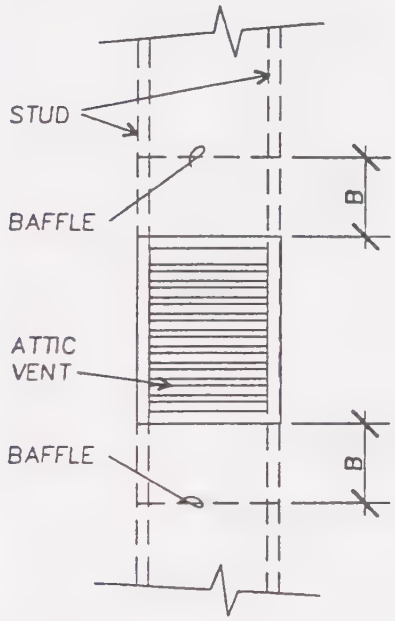
LF124-397

CITY OF SANTA MARIA • COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION • 110 SOUTH PINE # 101 • SANTA MARIA, CA. 93454-5028
(805) 925-0951 ext 241

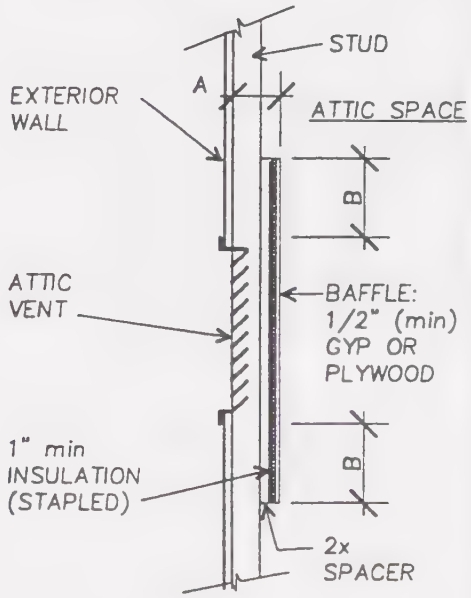


SECTION

DORMER TYPE VENT



ELEVATION



SECTION

WALL TYPE VENT

NOTES :

1) 2x SPACER TO BE SIZED SO THAT DIMENSION "A" PROVIDES ENOUGH OPEN AREA FOR PROPER AIR FLOW VENTILATION, BUT NOT GREATER THAN 18". (MAY BE OMITTED IF ADEQUATE)
2 DIMENSION "B" TO BE 1.5 TIME DIMENSION "A"

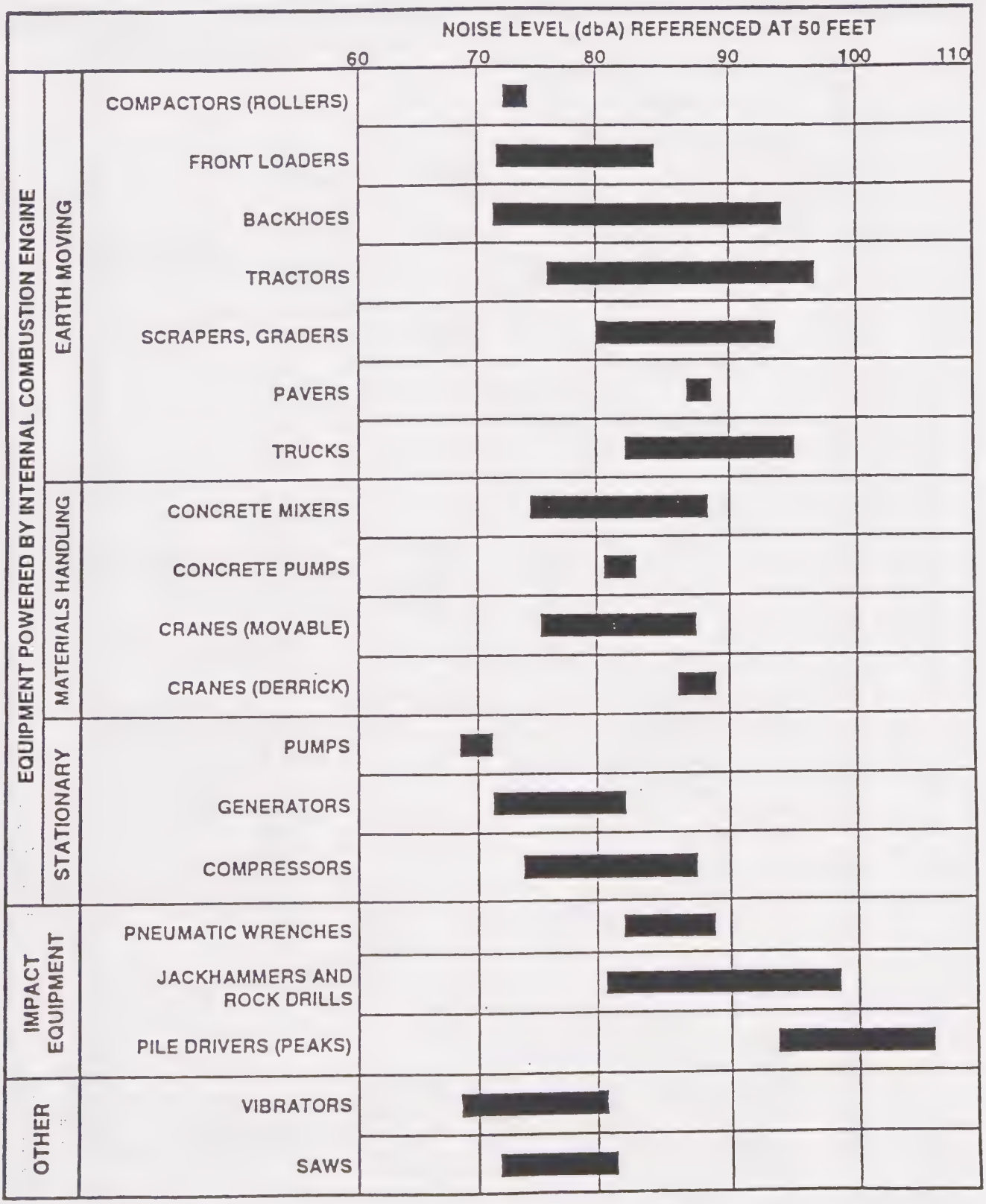
SOUND ATTENUATION at VENT

When required by City Planning

1/2"=1'-0"

THE ABOVE RESIDENTIAL OCCUPANCY DETAIL AND SPECIFICATIONS ARE PROVIDED TO ILLUSTRATE CONVENTIONAL CONSTRUCTION PROVISIONS AS SET FORTH IN THE UNIFORM BUILDING CODE AND OTHER MINIMUM REQUIREMENTS OF THE CITY OF SANTA MARIA. BECAUSE OF VARYING CONDITIONS FROM ONE PROJECT TO THE OTHER, DETAILS AS SHOWN MAY NOT MEET THE REQUIREMENTS OF THE BUILDING CODE, OR OTHER JURISDICTIONS.

Figure N-6
Typical Construction Equipment Noise Levels



NOTE: Based on limited available data samples.

SOURCE: EPA, 1971 "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances," NTID 300-1.

Goal N.2 - Protection of Economic Base

To protect the economic base of the city by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

POLICY N.2- Locate Noise-Sensitive Land Uses away from Noise producers.

Discourage the development of noise-sensitive land uses such as residential, hospitals and schools in areas designated for heavy commercial manufacturing, general industrial and agricultural uses which are considered to be major sources of noise.

OBJECTIVE N.2 - Right of Commercial/Industrial Uses to Continue Operation and Expansion of Facilities.

To preserve the rights of existing and future commercial and industrial users to continue operating and to expand their facilities without creating a noise conflict with a noise-sensitive land use.

IMPLEMENTATION PROGRAMS:

1. Noise Element information shall be considered when making land use decisions that will affect commercial and industrial users which are considered to be noise generators.

2. The City of Santa Maria shall coordinate with the Santa Maria Public Airport, the Santa Maria Valley Railroad, and the Santa Maria Valley Economic Development Association to identify the existing and future plans of commercial manufacturing and industrial businesses in the City of Santa Maria and the Santa Maria Valley. The emphasis will be protect existing commercial and industrial operations and preserve a company's ability to expand its operations without conflicting with noise-sensitive land uses such as residential development.

ACCOMPLISHMENTS TO DATE:

1. The General Plan Land Use has designated areas for noise producing industrial and commercial users. The LUE also provides for adequate buffers to minimize land use conflicts.

ANTICIPATED RESULTS:

1. A noise compatible environment that allows industrial facilities and commercial manufacturing (noise producing uses) to continue to operate and expand in the City of Santa Maria and the Santa Maria Valley.

Table N-6
SUMMARY OF MITIGATION MEASURES BY NOISE SOURCE

Noise Source	Mitigation
U.S. and Major Roadways	Site design, noise barriers, noise reduction strategies, and noise attenuation of structures should all be considered as possible noise mitigating measures.
Santa Maria Public Airport Operations	Continue noise abatement procedures established by the Airport District. If significant growth of airport operations occurs, noise-sensitive uses southeast of the airport should be acquired, redeveloped and/or appropriate noise attenuation measures considered. All proposed development within the City of Santa Maria and County of Santa Barbara should comply with city, county, and state noise standards and guidelines. Where appropriate, aviation easements should be required in new developments that are within the 60 dB CNEL contour and in areas that are commonly overflown.
Santa Maria Railroad	Noise barriers and/or noise mitigation measures shall be considered for residential spaces within 100 feet of the SMVRR right-of-way.
Construction Activity	Heavy construction should be generally limited to the weekday hours (7 a.m. to 6 p.m.) with Saturday (8 a.m. to 5 p.m.) and minimal quiet activity on Sundays. Noise of construction equipment should be considered in the procurement of equipment by City departments.
Commercial/Industrial	Enforce the Noise Ordinance to control fixed sources of noise.
All Sources	Land use compatibility analysis, including noise attenuation measures, for any proposed noise-sensitive development located within a 60 dB CNEL from any noise source.

Specific Noise Mitigation Measures are listed in Table N-8.

Table N-7
Specific Noise Mitigation Measures

The following is a list of typical noise mitigation measures that can be used to reduce noise levels to acceptable levels.

Acoustical Site Planning

1. Increase the distance from the noise source to receiver.
2. Minimize wall and window surfaces that are oriented directly towards noise source.
3. Cluster noise sensitive development away from noise source.

Acoustical Architectural Design

4. Reduce window area-to-wall size percentages.
5. Locate noise sensitive rooms and windows away from noise source.
6. Locate balconies on the sides of homes which are opposite the noise source.
7. Orient eave and roof vents away from noise source.
8. Provide baffles for eave and roof vents facing noise source.

Acoustical Construction

9. Construct walls with greater sound insulation capabilities.
10. Require windows which are oriented towards the noise source to be dual glazed with thicker glass to reduce interior noise levels.
11. Provide air conditioning, as a last resort, to lessen the need to open windows for cool ventilation.
12. Increase the thickness of glass on windows.
13. Install double-glazed windows.
14. Install fixed pane windows and/or glass block.
15. Install baffles in roof and eave vents that face the noise source.

Barriers

16. Construct earth berms, walls, or a combination of both, between the noise source and receptor to decrease noise transmission.
17. Use natural site features, such as hills and depressions, to block noise transmission.

GLOSSARY

A-Weighted Sound Level is the sound level obtained by using an A-weighted filter for a sound level meter. All sound levels referred to in the policies are A-weighted decibels (abbreviate "dBA"). A-weighing de-emphasizes the very low and very high frequencies (pitch) of sound in a manner similar to the human ear. Most community noise standards utilize A-weighing, as it provides a high degree of correlation with human annoyance and health effects.

Ambient Noise Level is the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL), Abbreviated "CNEL" is the equivalent energy (or energy average) sound level during a 24-hour day, obtained by adding approximately five decibels to sound levels occurring between from 7 p.m. to 10 p.m. and ten decibels to sound levels occurring during the night from 10 p.m. to 7 a.m. CNEL is generally computed for annual average conditions.

Day-Night Average Level (L_{dn}), Abbreviated "L_{dn}," is the equivalent energy (or energy average) sound level during a 24-hour day, obtained by adding 10 decibels to sound levels between 10 p.m. to 7 a.m. The L_{dn} is generally computed for annual average conditions.

Decibel (Db) is a measure of sound which people perceive as loudness.

Equivalent Energy Level (Leq) is the sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period.

Habitable Room is any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

Intrusive Noise intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as prevailing ambient noise level.

Noise is any unwanted or undesirable sound that interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.

Noise Exposure Contours are lines drawn around a noise source indicating constant or equal level of noise exposure from that source. CNEL is the noise index used to relate community exposure to noise.

Noise Sensitive Land Uses mean: residential (single and multi-family dwellings, mobile home parks, dormitories and similar uses); hospitals, nursing homes, convalescent hospitals and other facilities for long-term medical care; and public or private educational facilities, libraries, churches.

Outdoor Activity Areas are: patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwelling, and other areas commonly used for outdoor activities and recreation.

Stationary Noise Source is any fixed or mobile source not preempted from local control by existing federal or state regulations. examples of such sources include industrial and commercial facilities, and vehicle movements on private property.

Transportation Noise Source means traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by existing federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulation the location and design of adjacent land uses.

L7a-NWNOISE2

SAFETY ELEMENT
of the
SANTA MARIA GENERAL PLAN

Adopted November 21, 1995

CITY OF SANTA MARIA
GENERAL PLAN

SAFETY ELEMENT

City of Santa Maria
110 East Cook Street
Santa Maria, CA 93454

Prepared by:

Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93454
(805) 925-0951

Project Staff:

Marc P. Bierdzinski, AICP, Project Planner

William H. Orndorff, Director
James W. Stern, Assistant Director

Adopted November 21, 1995
City Council Resolution No. 95-149

RESOLUTION NO. 95-149

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA REPEALING THE EXISTING SAFETY ELEMENT OF THE GENERAL PLAN AND ADOPTING A COMPREHENSIVE UPDATE OF THE SAFETY ELEMENT, GP-94-03

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 18, 1995, for the purpose of considering the Safety Element Update, and adopted Resolution No. 2069 (Exhibit A) recommending the repeal of the existing Safety Element and adoption of the Safety Element Update; and

WHEREAS, On November 21 , 1995, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering a comprehensive update to the Safety Element of the Santa Maria General Plan, GP-94-03; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Safety Element is one of seven State mandated general plan elements, and the State General Plan Guidelines recommend that state-mandated general plan elements be revised every 4 to 5 years to incorporate new information and to reflect changes in community needs and values; and

WHEREAS, the existing Safety Element was adopted in the mid-1970s with minor revisions through 1987, but has not had major revisions since its adoption in 1970; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the existing and outdated Safety Element (1987) and replace said element with the Safety Element Update; and

WHEREAS, the Safety Element Update sets forth goals, policies, objectives, and implementation programs to protect the community from unreasonable risks associated with the following: seismically and geologically induced hazards, flooding, wildland and urban fires, electromagnetic fields, oil wells/sumps, landfill gas migration, safe drinking water, aircraft safety, hazardous materials, and emergency procedures; and

WHEREAS, the Safety Element Update will assist in the allocation of public resources in the Planning Area to develop information regarding safety hazards and thereby provide a systematic approach to protecting the public health, safety, and general welfare; and

WHEREAS, the City Council reviewed and adopted an Initial Study/Negative Declaration (E-95-46) for the Safety Element Update prior to taking action on the Safety Element Update; and

WHEREAS, at the completion of said public hearing, the City Council duly considered all evidence presented at said public hearing;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Santa Maria General Plan is hereby revised to replace the existing outdated Safety Element (1987) with the comprehensive Safety Element Update (Planning Commission Draft, October 18, 1995), based on the following findings:

a. The Safety Element Update is consistent with, and takes into account, the goals, policies, objectives, and programs contained in the other elements of the City of Santa Maria General Plan.

b. Existing and future safety hazards and associated risks are based on the latest scientific and technical data available at the time of preparation of the element.

c. Hazards such as earthquakes, flooding, or wildland fires do not occur with any regularity and the goals, policies, objectives, and programs of the Safety Element Update are based on the probability that a particular hazard event may occur.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held November 21, 1995.

/S/ROGER G. BUNCH
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

APPROVED AS TO FORM:
BY: Wendy Sexton, Sr. Dep.
CITY ATTORNEY

CONTENTS:
BY: MEO
DEPARTMENT HEAD
BY: TM
CITY ADMINISTRATOR

File: H-1.13.2

EXHIBIT A

RESOLUTION NO. 2069

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN UPDATE TO THE SAFETY ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-94-03

WHEREAS, on October 18, 1995, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering an update to the Safety Element of the Santa Maria General Plan, GP-94-03; and

WHEREAS, said public hearing was for the purpose of formulating and forwarding recommendations to the City Council of the City of Santa Maria regarding project GP-94-03; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the State General Plan Guidelines recommend that state-mandated general plan elements be revised every four to five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, the existing Safety Element was adopted in the mid-1970s with minor revisions through 1987, but has not had major revisions since its adoption in the 1970s; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the existing and outdated Safety Element reformatted in 1987 and replace said element with the Safety Element Update; and

WHEREAS, the Safety Element Update sets forth goals, policies, objectives, and implementation programs to protect the community from unreasonable risks associated with the following: seismically and geologically induced hazards, flooding, wildland and urban fires, electromagnetic fields, oil wells/sumps, landfill gas migration, safe drinking water, aircraft safety, hazardous materials, and describes the emergency response capabilities of the various disaster service agencies in the Planning Area; and

WHEREAS, the Safety Element Update will assist in the allocation of public resources in the Planning Area to develop information regarding safety hazards and thereby provide a systematic approach to protecting the public health, safety, and welfare from such hazards.

WHEREAS, the Planning Commission reviewed and recommended to the City Council that implementation of the Safety Element Update will not create substantial adverse impacts on the environment, and recommend the filing of a Negative Declaration, E-95-46; and

WHEREAS, at the completion of said hearing, the City Planning Commission duly considered al evidence presented at said hearing;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria that it is recommended that the City of Santa Maria City Council amend the Santa Maria General Plan by repealing the outdated Safety Element (1987), and adopting the Safety Element Update, including the changes contained in the Attachments A and B, incorporated by reference, based on the following finding:

1. The Safety Element Update is consistent with the goals and policies of the City of Santa Maria General Plan.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Santa Maria held October 18, 1995, by the following roll call vote:

AYES: Commissioners Larry Lavagnino, Chuck Oberdeck, Bill Perry

NOES: None

ABSENT: Commissioners Nancy Johnson, Trent Benedetti

BILL PERRY, Chairman
City Planning Commission

ATTEST

JAMES W. STERN, Assistant Secretary
City Planning Commission

RESOLUTION NO. 95-148

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE SAFETY ELEMENT UPDATE, GP-94-03, E-95-46

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 18, 1995, for the purpose of considering the Safety Element Update, and adopted Resolution No. 2068 (Exhibit A) recommending the adoption of a negative declaration for the proposed project; and

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing on November 21 , 1995, for the purpose of considering the September 27, 1995 Initial Study/ Negative Declaration for the Safety Element Update; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) of 1970, Public Resources Code Sections 21000 et. seq., as amended, require the evaluation of the environmental impacts of a project through an environmental impact report (EIR) or negative declaration; and

WHEREAS, the City Council has reviewed and considered an initial environmental study (E-95-46) for the hereinafter described project; and

WHEREAS, there appears to be no substantial detrimental environmental impact from the proposed project; and

WHEREAS, at the completion of said public hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. It is the finding of the City Council of the City of Santa Maria that there will be no substantial detrimental environmental impact arising from the proposed project.

2. The City Clerk is hereby authorized and directed to file a negative declaration of environmental impact with the County Clerk.

PROJECT DESCRIPTION

Comprehensive update to the Safety Element of the Santa Maria General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held November 21, 1995.

/S/ROGER G. BUNCH
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

APPROVED AS TO FORM:
BY: Wendy Stockton Sr. Dep.
CITY ATTORNEY

CONTENTS:
BY:
DEPARTMENT HEAD
BY:
CITY ADMINISTRATOR

File: H-1.13.2

EXHIBIT A

RESOLUTION NO. 2068

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND RECOMMENDING THAT CITY COUNCIL DIRECT THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE UPDATE OF THE SAFETY ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-94-03, E-95-46

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 18, 1995, for the purpose of considering a negative declaration, E-95-46, for the update of the Safety element of the Santa Maria General Plan; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970, Public Resources Code Section 21000 - 21774, as amended, require the evaluation of the environmental impact report or a negative declaration for all projects; and

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed and considered an Initial Study, E-95-46, for the comprehensive update to the Safety Element; and

WHEREAS, at the completion of said hearing, the Planning Commission duly considered all evidence presented at said hearing, and has determined that no potentially significant environmental effects are associated with the project based on Initial Study, E-95-46.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria that it is the recommendation to the City Council of said City that the City Council authorize the filing of a negative declaration, E-95-46, with the County Clerk.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Santa Maria held October 18, 1995, by the following roll call vote:

AYES: Commissioners Larry Lavagnino, Chuck Oberdeck, Bill Perry

NOES: None

ABSENT: Commissioners Nancy Johnson, Trent Benedetti

BILL PERRY, Chairman
City Planning Commission

ATTEST

JAMES W. STERN, Assistant Secretary
City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 95-148 which was duly and regularly introduced and adopted by said City Council at a regular meeting held November 21, 1995 by the following vote:

AYES: Councilmembers Joe Centeno, Abel Maldonado, Bob Orach and Mayor Roger G. Bunch.

NOES: None.

ABSENT: Councilmember Toru Miyoshi.

City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

ATTACHMENT C

CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
NEGATIVE DECLARATION
SEPTEMBER 27, 1995

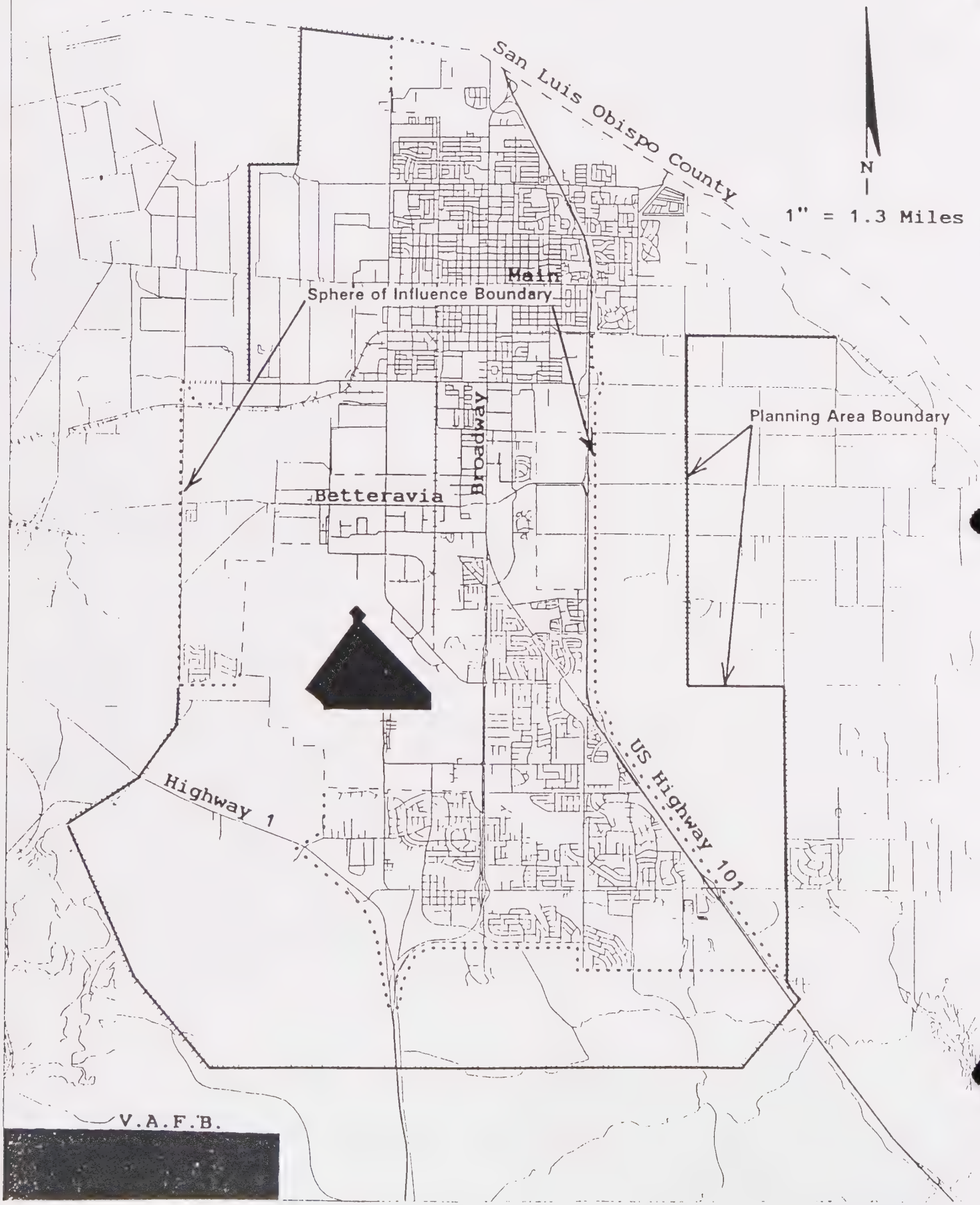
UPDATE TO THE SAFETY ELEMENT OF THE SANTA MARIA GENERAL PLAN
GP-94-03, E-95-46
FOR PLANNING COMMISSION MEETING OF OCTOBER 18, 1995

APPLICANT:	City of Santa Maria Community Development Department 110 South Pine Street, #101 Santa Maria, CA 93454
PROJECT DESCRIPTION:	The proposed project is an update to the Safety Element of the Santa Maria General Plan that addresses hazards associated with geology, flooding, wildland/urban fires, electromagnetic fields, oil wells and oil sumps, landfill gas migration, safe drinking water, aircraft safety, and hazardous materials.
LOCATION:	Santa Maria Planning Area (Figure 1).
PROCEDURE:	Planning Commission review of recommendations to the City Council regarding a Negative Declaration, the repealing of the existing Safety Element, and adoption of an updated Safety Element of the Santa Maria General Plan.

ENVIRONMENTAL SETTING:

The Safety Element Update is a project that encompasses the City's Planning Area (Figure 1). The Planning Area includes the area within the City Limits, and areas surrounding the City Limits, including the Sphere of Influence and other areas that impact or are impacted by the City's planning efforts. Therefore, vacant, undeveloped properties, as well as currently developed properties, may be affected by the proposed project. These areas contain a wide variety of environmental characteristics. Please refer to the environmental setting sections of the Land Use Element Environmental Impact Report (EIR), the Sphere of Influence Boundary Expansion and Concurrent Annexation EIR, the Airport Specific Plan EIR, and the Orcutt Community Plan EIR for a detailed description of the environmental setting of the Planning Area. These documents are hereby incorporated by reference into this initial study and are available for review at the Community Development Department, 110 South Pine Street, #101, and at the City Public Library, 428 South Broadway.

Figure One: City of Santa Maria Jurisdictional Boundaries



PROJECT DESCRIPTION:

The proposed project is a complete update to the Safety Element of the Santa Maria General Plan. The project involves the repeal of the existing Safety Element and adoption of the updated Safety Element.

The updated Safety Element is a comprehensive long-range document which sets forth goals, policies, objectives, and programs to address various safety hazards within the Planning Area. Safety hazards studied include geology, flooding, wildland/urban fires, electromagnetic fields, oil wells/oil sumps, landfill gas migration, safe drinking water, aircraft safety, and hazardous materials. Goals, policies, objectives, and programs are also developed for emergency procedures.

The updated Safety Element and the associated Background Information Report are hereby incorporated by reference into this initial study and are available for review at the Community Development Department, 110 South Pine Street, #101, and at the City Public Library, 428 South Broadway.

PROJECT REVIEW:

The environmental impacts associated with the development of the site were determined using the City of Santa Maria Staff Project Environmental Checklist (attached). The checklist has identified that no significant adverse impacts are expected to occur with the adoption and implementation of the proposed ordinance for the following reasons:

1. The proposed project only addresses goals, policies, objectives and programs to protect the public from various safety hazards. Therefore, the proposed project will have a beneficial impact on public health and safety.

2. Any indirect impacts associated with the Safety Element are too speculative to address at this time. All applications for development within the City are subject to site specific environmental review, and any unforeseen adverse impacts resulting from the revised Safety Element will be addressed at that time.

Based on the above, the proposed project will not have a significant impact on the environment.

ENVIRONMENTAL RECOMMENDATION:

Based upon the information available at the time of the preparation of this report and without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that a negative declaration be filed for GP-94-03 based upon the information contained in E-95-46.

PREPARED BY: City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93454

Environmental Analyst — Date: 9-25-95

Environmental Officer — Date: 9-25-95

A2j-IESSafe

PREFACE

The Safety Element was last revised by the Santa Maria City Council on April 21, 1987. This document updates the Safety Element adopted in 1987 and provides new information, and develops new goals, policies, objectives and implementation programs.

The goals, policies, objectives and implementation programs in the Safety Element Update are based on the findings contained in the Background Information Report (BIR). The BIR is included as the technical appendix to the Safety Element Update.

The previous Safety Element addressed safety hazards associated with Geology, Wildland/Urban Fires, Flooding and Emergency Services. The Safety Element Update addresses these hazards along with the following: Electromagnetic Fields, Oil Wells and Oil Sumps, Landfill Gas Migration, Safe Drinking Water Standards, Aircraft Safety, and Hazardous Materials.

The Safety Element Update fulfills the requirements of State Planning and Zoning Law (Government Code Section 65302(g)) which mandates that a local agency's general plan include a safety element.

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APPENDIX

I. INTRODUCTION

A. INTRODUCTION

The Safety Element is a comprehensive long range planning document which sets forth goals, policies, objectives, and implementation programs to protect the community from unreasonable risks associated with the following: seismically and geologically induced hazards, flooding, wildland and urban fires, electromagnetic fields, oil wells/sumps, landfill gas migration, safe drinking water, aircraft safety, and hazardous materials. The Safety Element also describes the emergency response capabilities of the various disaster service agencies in the Planning Area.

The Safety Element will assist in the allocation of public resources in the Planning Area to develop information regarding safety hazards and thereby provide a systematic approach to protecting the public health, safety, and welfare from such hazards.

B. ASSUMPTIONS

The Safety Element is based on certain information, considerations, and assumptions which will allow the City of Santa Maria to introduce safety considerations into the planning process in order to reduce loss of life, injuries, damage to property, and economic dislocations resulting from hazards within the Planning Area. These are:

1) Existing and future safety hazards and associated risks are based on the latest scientific and technical data available at the time of preparation of this report.

2) Hazards such as earthquakes, flooding, or wildland fires do not occur with any regularity and the goals, policies, objectives, and programs of the Safety Element are based on the probability that a particular hazard event may occur.

3) The Safety Element is consistent with, and takes into account, the goals, policies, objectives, and programs contained in the other Elements of the City's General Plan.

4) Based on the growth rate assumptions from the Land Use Element of the General Plan and the Sphere of Influence Study, the City's population is expected to be about 82,400 in the year 2000 and 100,000 by the year 2010. According to the 1994 Growth Forecast prepared by the Santa Barbara County Association of Governments, Orcutt is expected to have a population of about 37,600 by the year 2010. The population of the Santa Maria/Orcutt area is therefore projected to be 137,600 by the year 2010.

II. SAFETY ELEMENT

A. INTRODUCTION

California Planning and Zoning Law (Government Code Section 65302(g)) states that local jurisdictions must have a safety element for the protection of the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards, and other geologic hazards known to the City; flooding; and wildland and urban fires. The mapping of known seismic and other geologic hazards must also be included. The safety element shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The Safety Element Update includes the above mentioned topics and also includes an analysis of the hazards associated with electromagnetic fields, oil wells/sumps, landfill gas migration, safe drinking water levels, aircraft safety, and hazardous materials. A description of emergency procedures during a disaster is also provided.

B. FINDINGS AND PLANNING CONSIDERATIONS

This section provides a summary of findings and planning considerations for each identified safety hazard. Please refer to the technical appendix[1] for a complete discussion of these topics.

1. Geology/Seismology

The Santa Maria Valley is an east-west trending alluvial[2] valley bounded to the north by the San Rafael Range and to the south by the Casmalia Range and the Solomon Hills.

The Santa Maria River traverses the valley from east to west, emptying into the Pacific Ocean just west of the town of Guadalupe. The Santa Maria River is formed by the convergence of the Cuyama and the Sisquoc Rivers at Fugler Point near Garey.

The Santa Maria basin is a significant hydrocarbon (i.e. oil and gas) producing coastal (and off-shore) basin in California. The basin lies at the juncture between the northwest-trending southern Coast Range province and the east-west-trending Transverse Range province. The basin contains a relatively thick Miocene through Holocene age sequence of sedimentary rocks, some of which are prolific petroleum producing formations, and others that are highly productive ground water aquifers.

The Santa Maria Valley is within a structural fold[3] and thrust fault area; the axes of most of the structural elements in the region run northwest-southeast, parallel to the valley. The Santa Maria basin and adjacent southern Coast Ranges have been subjected to considerable uplift[4] during the last 2 to 5 million years, and are considered to be seismically active. Relatively little direct evidence of active faulting (such as offset of bedding or structures observed at a surface fault) has been observed in the region; however, broad bands of seismicity unrelated to surface faults and other evidence indicate the region is seismically

---

1 Background Information Report

2 Sand and gravel transported by a river and deposited at points along a flood plain

3 Rock layers that are arched or bent

4 The movement of an area upwards as a result of earthquakes or folding

active. Namson and Davis[5] interpret the data as indicative of a seismically active, basement-involved fold and thrust belt[6], where the main seismic activity may be associated with "blind" thrust faults.[7] These are the type of faults that caused the Coalinga and Northridge earthquakes.

Several active, potentially active and inactive faults exist within the basin and region. An active fault is defined as a fault which is or has been active during the last 11,000 years. A potentially active fault is a fault that was active between 11,000 to 500,000 years ago. An inactive fault is a fault which has not moved in the last 500,000 years. Table SE-1 lists the active and potentially active faults in the region.

TABLE SE-1
ACTIVE AND POTENTIALLY ACTIVE FAULTS
CENTRAL CALIFORNIA COAST AREA (1)

Fault	Distance from City Limits	Status
San Andreas	40 miles northeast	Active
Nacimiento-Rinconada	18 miles northeast	Active
Hosgri	17 miles west	Active
Santa Ynez (West)	29 miles south	Active
Big Pine	43 miles southeast	Potentially Active
Santa Maria	Within City Limits	Potentially Active
Santa Maria River	0.5 miles north	Potentially Active
Bradley Canyon	5 miles east	Potentially Active
Casmalia	5 miles south	Potentially Active
Lion's Head	7 miles south	Potentially Active

(1) Source: Namson and Davis (1990), PG&E (1988).

Within the Planning Area, faults generally trend northwest. The major faults include the Santa Maria Fault, the Santa Maria River Fault, and the Casmalia Fault (Figures SE-1 and SE-2). None of these faults qualify for Earthquake Fault Zone status as identified by the State Geologist under the Alquist-Priolo Earthquake Fault Zones Act.

Groundshaking

Available geologic information indicates that the potential for strong ground shaking in coastal southern California is high. The potential for severe ground shaking would occur as a result of movement along one of the major California faults (e.g. San Andreas) and such movement could generate significant damage throughout the City. More recently, however, scientists theorize that unmapped "blind" thrust faults may have a greater potential for movement than major, known faults. Santa Maria has a 40 percent chance of experiencing peak ground accelerations at least 20 percent of gravity. That is enough shaking to cause structural damage.[8]

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5 Namson and Davis, 1990, Late Cenozoic Fold and Thrust Belt of the Southern Coast Ranges and Santa Maria Basin, California: AAPG Bulletin, v. 74, p. 467-492

6 Rocks layers which exhibit folding and thrust faulting

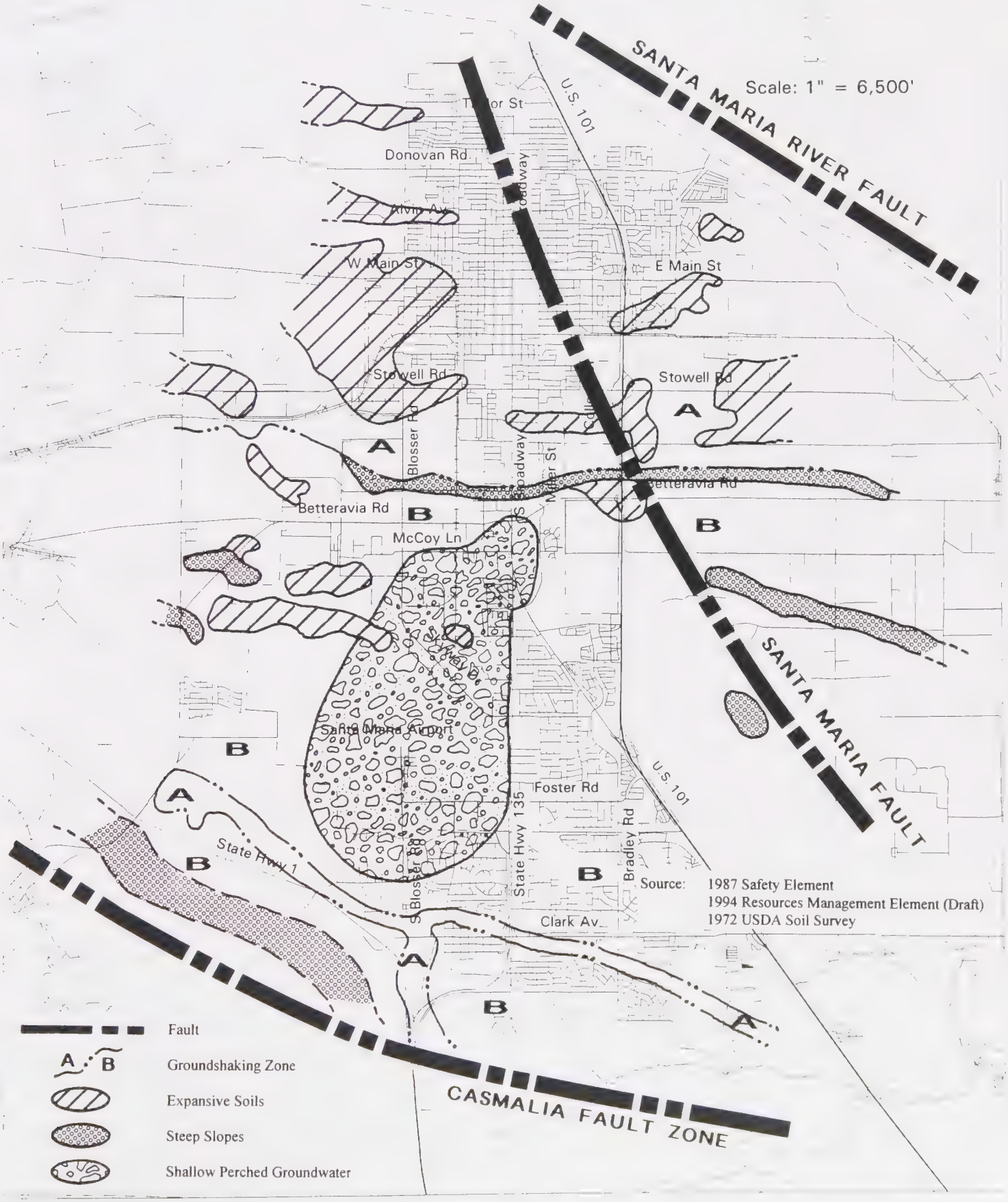
7 Faults that do not reach the surface

8 Southern California Earthquake Center, 1995

Figure SE-1

Local Fault Map

Figure SE-2
Geologic Hazards Map



Santa Maria can be divided into two distinct seismic zones (Figure SE-2):

Zone A - All areas underlain by Holocene age alluvium.
Zone B - All areas underlain by Pleistocene age non-marine terrace deposits.

Zone A is considered the most hazardous zone with respect to groundshaking potential.

Landslides

Landslides and mudslides could potentially occur in areas with steep slopes or in areas containing escarpments (Figure SE-2). The only potential area within the City Limits is the escarpment that runs in an east-west direction in the southern portion of the City.

Liquefaction

Liquefaction[9] potential from groundshaking is generally low in the Planning Area due to the relatively deep groundwater levels that are ordinarily over 70 feet below the ground surface. However, several areas of perched groundwater in the vicinity of the Santa Maria Public Airport could cause liquefaction during an earthquake (Figure SE-2).

Subsidence

The Santa Maria area has not had significant subsidence[10] problems despite historical oil drilling in the area. Although subsidence could occur, it is perceived to be an insignificant risk due the absence of reported problems. Since both oil drilling by private parties and groundwater extraction largely by private parties have occurred in the southern portion of the city, pumping activities will be considered in the event subsidence problems occur.

Expansive Soils[11]

Based on the "Soil Survey of Northern Santa Barbara Area, California", United States Department of Agriculture, July 1972, the following soils in the planning area have a moderate to high potential for expansiveness:

Narlon sand (NvC), hardpan variant - Low to high potential.
Pleasanton sandy loam (PnA, PnC) - Low to moderate potential.
Sorrento loam (SvA, SvC) - Moderate potential.

Figure SE-2 shows the general location of these soils.

Unreinforced Masonry

On December 5, 1989, the Santa Maria City Council adopted an unreinforced masonry implementation ordinance[12]. The ordinance adopted standards and a time schedule for reinforcing URM buildings based on the type of building and its occupant load.

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9 The transformation of water saturated sand and silt from a solid to a liquid during an earthquake

10 Sinking of the ground surface

11 Expansive soils swell when wet and shrink when dried

12 Ordinance Number 89-29, Municipal Code Section 9-1.221

The City has identified 28 URM buildings within the City. These buildings are described in the technical appendix. Three buildings are designated as Class II, twenty-one buildings are designated as Class III, and four buildings are designated as Class IV. No buildings are designated as Class I (Table SE-2).

TABLE SE-2
URM CLASSIFICATIONS

Rating Classification	Occupant Load	Submittal Deadline for Rehab Plans	Building Permit Issuance Deadline	Commence Within	Complete Within
I	Any	1/1/93	1/1/1995	180 days	3 years
II	100 or more	1/1/93	1/1/1995	180 days	3 years
III	20 to 100	1/1/93	1/1/2000	180 days	3 years
IV	Less than 20	1/1/93	1/1/2000	180 days	3 years

Radon Gas

Santa Barbara County has been designated as Zone 1 which is the zone with the highest potential for radon concentrations. The EPA and the State Department of Health Services decided to designate Santa Barbara County as Zone 1 based on the elevated radon levels that are associated with the Rincon Shale geologic formation. This rock unit is widely scattered across southern Santa Barbara County, but is not present in the Santa Maria area.

Although the above information appears quite specific, it cannot be applied to determine radon levels of a neighborhood, housing tract, or individual house. The only way to determine if a house has elevated indoor radon levels is to test. Testing consists of gathering a sample of air and having it analyzed for radon gas.

Damage Scenario

Based on the City's proximity to the southern San Andreas Fault (40 miles) and other unmapped underground faults, and considering the soil structure of the area, the Planning Area could receive a shaking intensity that could cause the overthrow of movable objects, the falling of plaster, general panic, and damage to buildings. For most of Santa Maria, the intensity of this anticipated earthquake could cause disruption beyond anything recently experienced in the area and would require total integrated planning and response from both the public and private sectors in order to minimize possible deaths, injuries and property destruction.

U.S. Highway 101. Considerable damage to road surfaces, overpasses and bridges would be expected in all areas of liquefaction, possibly restricting east-west access to and from the Marian Medical Center.
Airport. The Santa Maria Airport would be seriously affected due to its location in an area that is subject to liquefaction because of the sandy soil and high (perched) water table. It is questionable whether the airport could be used for any major logistical resupply except by helicopter.
Santa Maria Valley Railroad/Southern Pacific Railroad. Southern Pacific mainline railroad service would be disrupted by surface ruptures, landslides, rockfalls, failures of overpasses and slides at the ends of tunnels. It is doubtful that rail service to Santa Maria could be restored in less than 8 to 10 days.
Electrical Power. A short term, and potentially long term effect, would be major power outages and power reductions in most areas of the Central Coast. Those lines that remain intact might be rendered temporarily out

of service after each aftershock. The major long-term impact would be on distant power sources, both due to the reduction in transmission capacities and the probable shortage of generator fuel. Transmission lines in Santa Maria would stand a good chance of being one of the earlier facilities restored.

Natural Gas. Major pipelines leading to the area as well as those in the area could be ruptured. It is uncertain how long the areas could be supported by underground storage.

Petroleum Fuels. The processing of petroleum fuels in the area is uncertain. If this source of fuels became unavailable, extremely serious consequences could result due to the inability to resupply fuels by land transport.

Telephone Systems. Any surviving telephone service would be overloaded by calls from both inside and outside the area.

Radio Systems. Public safety radio systems would continue to function within the Planning Area. Microwave channels would be disrupted.

Commercial Broadcasters. Lack of emergency power would restrict the operation of some television and radio stations. The scarcity of fuels and the unavailability of resupply would limit the operational time of emergency generators.

Water Supply and Waste Disposal. A major earthquake would seriously disrupt the water distribution system. The Wastewater Treatment Plant would probably suffer some damage and could be inoperative. Lack of electrical power also would cause the plant to shut down. Collection lines throughout the area could be impaired causing significant contamination problems.

2. Flooding/Dam Inundation

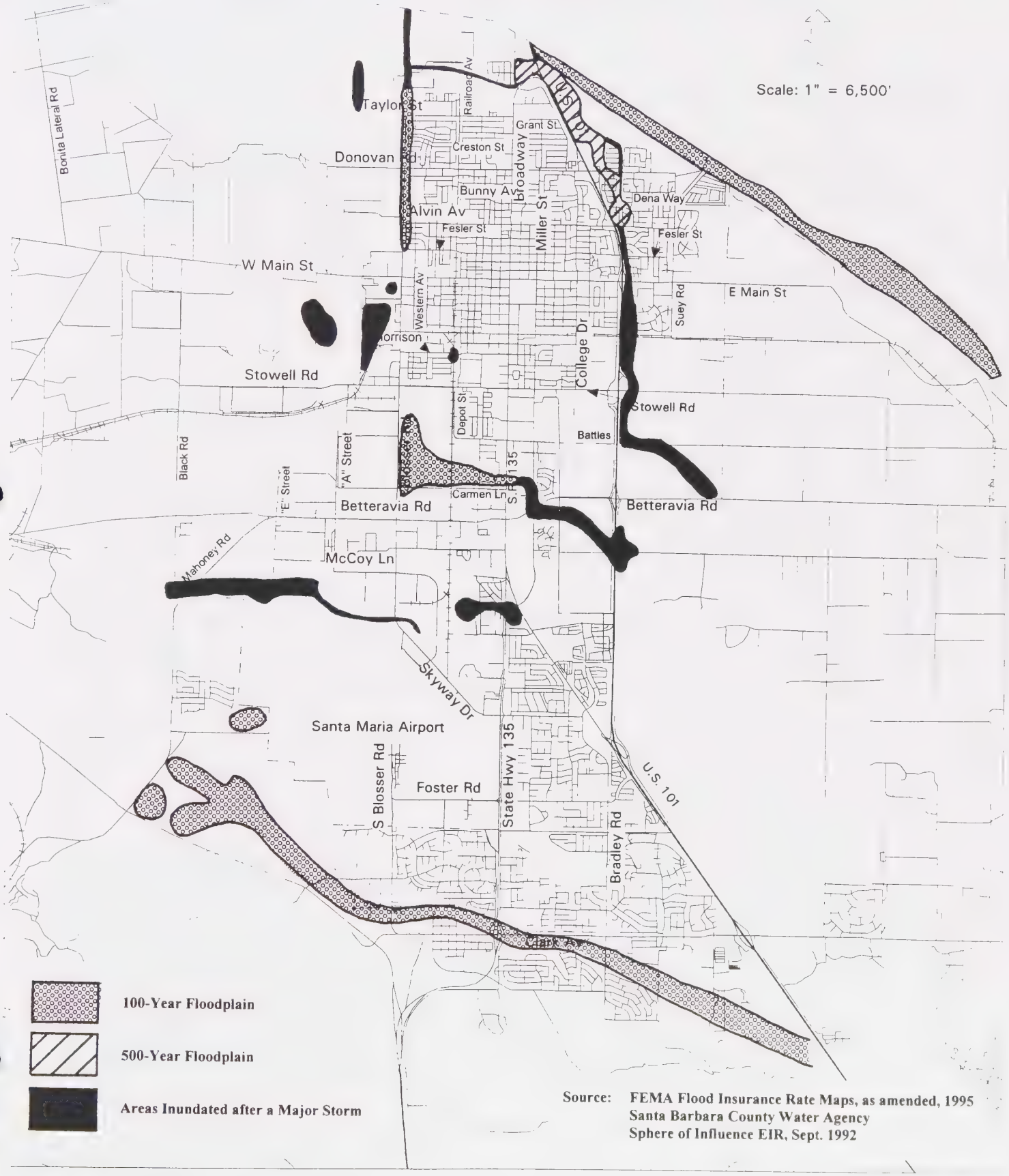
Flooding hazards within the Planning Area consist of localized and widespread flooding due to storms, failure of the Santa Maria Levee, and from dam inundation caused by the failure of Twitchell Dam. The potential for flooding and dam inundation comes from storm water that is collected in the 260 square mile Santa Maria Valley watershed that is located in both Santa Barbara and San Luis Obispo Counties. The Sisquoc River and Cuyama River watersheds combine to form the Santa Maria Valley watershed.

Flooding

The flooding associated with the 100-year storm is of primary consideration. The 100-year flood determination is the accepted standard for flood protection by agencies involved in the assessment of flood risks. The Department of Housing and Urban Development (HUD), in their issuance of flood insurance as part of the Flood Protection Disaster Act of 1974, has adopted the 100-year flood level as the determinant of the floodplain area having a hazard potential requiring specific or protective measures. The City has also adopted the 100-year flood plain through its participation in the Flood Insurance Rate Program administered by the Federal Emergency Management Agency.

Flood prone areas in the Planning Area are noted in Figure SE-3. The 100-year flood plain is generally in the areas of the Santa Maria River and the Orcutt Creek. The Santa Maria River Levee, built by the U.S. Army Corp of Engineers, is designed to protect the City from the 100-year flood. The Flood Control District patrols the levee any time there is more than a few hundred cubic feet per second flowing in the river. Levee erosion has been experienced and if the levee was allowed to rupture, would create major flooding problems east of U.S. Highway 101. However, the levee does not prevent localized flooding from the various flood control facilities in the Planning Area. These local facilities include a series of storm drains, open channels, and retardation basins. Localized flooding cannot be accurately mapped as it depends on the magnitude and location of the causative storm.

Figure SE-3
Planning Area Floodplains



Source: FEMA Flood Insurance Rate Maps, as amended, 1995
Santa Barbara County Water Agency
Sphere of Influence EIR, Sept. 1992

Dam Inundation

Twitchell Dam is the closest potential source of dam inundation in the Planning Area. However, Twitchell Dam is not used for perennial water storage. The dam was constructed by the Bureau of Reclamation in 1958, and is primarily used for groundwater recharge and flood control. It is an earthfill dam, 216 feet in height, with a storage capacity of over 240,000 acre-feet. If Twitchell Dam is filled to capacity and the dam and the Santa Maria Levee fail, a significant portion of the City would be inundated by flood waters.[13] However, the probability of total dam failure and levee failure is remote. In addition, the dam holds water only periodically and is not a reservoir.

3. Wildland and Urban Fires

Fires in undeveloped areas usually result from the ignition of grasses and brush material, and are often referred to as wildland fires. Wildland fires in the Santa Maria Planning Area are characterized as limited grassland and brush fires due to the absence of extensive tracts of mountainous, brush covered terrain. Factors influencing wildland fires in the Planning area are climate, vegetation, slope and human proximity.

The most significant wildland fire hazards in the Planning Area are associated with the coastal sage scrub and grass covered slopes in the Casmalia and Solomon Hills to the south of the City. In this area, the factors of vegetation, slope, and human proximity interact to create the most significant relative level of risk.

The oak savannah hillsides to the east of U.S. 101 and north of Clark Avenue represent another wildland fire hazard area. The native vegetation which remains in this general location could ignite and create a localized hazard. A fire in this vicinity would not be as vigorous as a similar outbreak in the Casmalia or Solomon Hills.

The Santa Maria Valley Oil Field represents another type of fire risk. The presence of flammable liquids and spark producing machinery create the possibility of fire initially fueled by residual petroleum that could spread to grasses and weeds growing near wells and pipelines.

The remaining areas of Santa Maria are generally protected from most aspects of grassland and brush fires. However, accumulating weeds along roadsides and in vacant lots make even urban locations potentially hazardous from a wildland fire standpoint. For these reasons, an enforceable weed abatement program is necessary to reduce these risks whenever structures are present.

The risk of urban fires is no greater than any other area. Fire codes and building setback restrictions are enforced along with the previously mentioned weed abatement program.

4. Electromagnetic Fields

Electromagnetic energy occurs over a broad range of frequencies. The frequencies, or Hertz (Hz), within the planning area range from 60 Hz associated with power transmission and electrical appliances to 3×10^{10} Hz associated with microwaves. In between these frequencies are EMFs generated by radio, television, and radar transmissions. In recent years, electric and magnetic fields (EMF) from these uses have come under scientific scrutiny regarding possible effects on human health.

EMF fields are found whenever electricity is used. This includes not only utility transmission and distribution lines, but also in the building wires in homes, offices and schools and in the appliances and machinery used in these locations. While concerns about EMF originally focused on

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13 San Luis Obispo County Dam Failure Evacuation Plan, April 1991.

electric fields, much of the recent research has focused on magnetic fields.

The medical and scientific communities have been unable to determine that EMF causes adverse health effects or to establish any standard or level of exposure that is known to be either safe or harmful. Some studies have suggested an association between magnetic fields and certain cancers, while others have not. Laboratory experiments have shown that magnetic fields can cause biologic changes in living cells, but scientists are not sure whether this poses a risk to human health.

Numerous reports were released in 1992, 1993, and 1994, regarding EMFs. None of these reports have concluded that EMFs cause adverse health effects nor did they feel standards were appropriate or reasonable at this time. However, these reports have not ruled out that EMFs could cause adverse health effects.

No national, international or state long term exposure health-based EMF standards or regulations have been developed. Both the State Department of Health Services (DHS) and the Environmental Protection Agency (EPA) have stated that standards are not recommended at this time.

On January 15, 1991, the California Public Utilities Commission (CPUC) opened an investigation to consider its role in mitigating health effects, if any, of EMFs from utility facilities and power lines. A working group of interested parties, called the California EMF Consensus Group, was created by the CPUC to advise it on this issue.

Based on the work of the Consensus Group, written testimony, and evidentiary hearings, the CPUC in November 1993, issued an interim decision (93-11-01) to address public concern about possible EMF health effects from electric utility facilities. Among the findings:

1) We find that the body of scientific evidence continues to evolve. However, it is recognized that public concern and scientific uncertainty remain regarding the potential health effects of EMF exposure.
2) We do not find it appropriate to adopt any specific numerical standard in association with EMF until we have a firm scientific basis for adopting any particular value.

Pacific, Gas and Electric (PG&E) is the local utility company that provides electrical power in the Planning Area. Since 1987, PG&E has had written company policies regarding EMF. PG&E has supported and funded medical, scientific and industry research on EMF for several years, and is continuing to do so.

Planning Area EMFs

Sources of EMF radiation in the Planning Area include electrical transmission lines, above and below ground electrical distribution lines, electric appliances, electric wiring in buildings, and electric industrial and office equipment. Any item associated with electricity gives off EMFs.

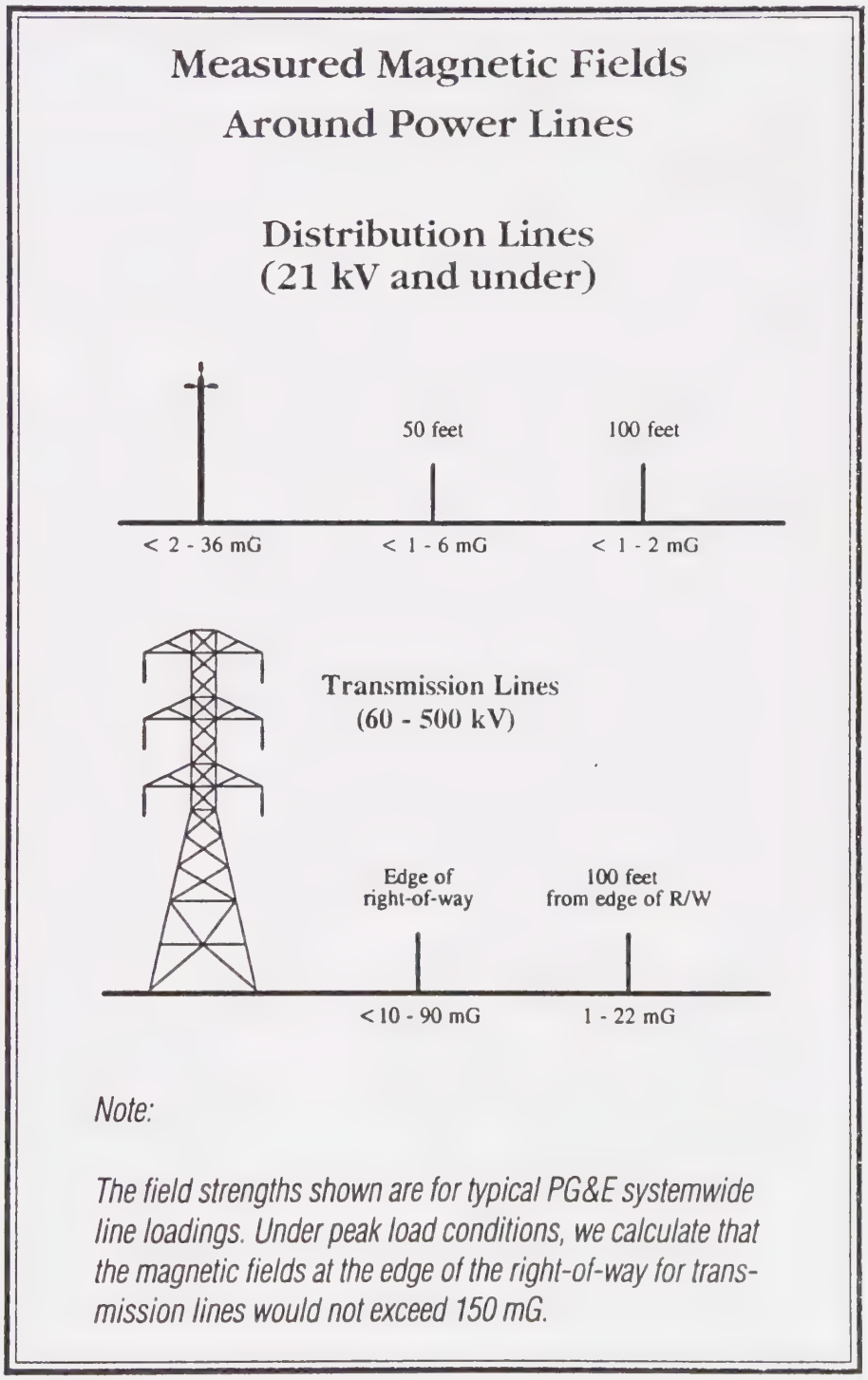
PG&E electrical transmission lines in the Planning Area are shown in Figure SE-4. These overhead lines basically follow Railroad Avenue, Blosser Road, and Battles Road. These lines have a frequency of 60 Hz and a voltage of 115 kilovolts. Figure SE-5 depicts the magnetic field at various distances from an electrical transmission line.

PG&E electrical distribution lines form a grid throughout the Planning Area. These lines also have a frequency of 60 Hz but have a voltage of 12 kilovolts. Both underground and aboveground lines generate EMFs. Figure SE-5 shows the magnetic field at various distances from an overhead distribution line.

Figure SE-4
PG&E Electrical Transmission Lines

Figure SE-5

Magnetic Fields



Source: PG&E

5. Oil Wells and Oil Sumps

Oil production was one of the founding industries of the Santa Maria Valley. Two oil fields are located in the Planning Area: the Santa Maria Valley Field, and the Orcutt Field. These two fields contain over 1400 active and abandoned oil and injection wells. Generally, the oil producing area is located south of Stowell Road.

The source for local oil regulations is the Santa Barbara County Petroleum Ordinance No. 2795 (adopted in 1976, as amended), Regulations for Drilling, Producing, Operating, and Abandoning Petroleum Wells. Chapter 11 of Title 9 of the City's Municipal Code adopts the County ordinance as the "petroleum ordinance" of the City of Santa Maria. Chapter 11 also amends certain portions of the County's ordinance to apply specifically to the City of Santa Maria. The City has contracted with the County so that the County Petroleum Engineer acts in that capacity for the City.

New facilities (wells, tanks, etc.) must follow applicable regulations, including the Uniform Fire Code, and require permits from the County Petroleum Department and/or the California Division of Oil, Gas, and Geothermal Resources (CDOGGR). In addition, new facilities cannot be located within certain distances from roadways and existing buildings.

Abandonment of existing oil wells follow the applicable regulations of the County Petroleum Department and the CDOGGR.

In the event that the County Petroleum Department and/or the State Supervisor of Oil, Gas, and Geothermal Resources determines at any time that any well, or other operations covered by the ordinances, is endangering any fresh water body or strata, or that any oil field construction, improvement, or operation constitutes a safety hazard, or a substantial nuisance to the public, the County Petroleum Department or the State Supervisor of Oil, Gas, and Geothermal Resources shall have the right to compel the operator to make such modifications as may be required to correct such condition.

All oil field waste derived or resulting from, or connected with, the drilling or producing of any well, shall be discharged into a sump impervious to fluids. Such discharges shall be removed from the drillsite to authorized locations upon completion of the drilling.

Prior to enactment of County Petroleum Ordinance No. 2795, oil wells and associated facilities and sumps were not abandoned in accordance with current regulations. Improperly abandoned wells, improperly abandoned facilities, and abandoned oil sumps are all potential sources of safety hazards.

Prior to current abandonment procedures, oil wells were cut off below ground and capped. However, this procedure may not comply with the current abandonment standards. Improperly capped wells have the potential to leak methane gas which poses an explosion hazard. Section 3208.1 of the Public Resources Code authorizes the State Oil and Gas Supervisor to order the reabandonment of any previously abandoned well when construction of any structure over or near the well could result in a hazard. If the well is not reabandoned, sufficient clearance should be maintained between permanent structures and the well to allow future access.

The City's policy regarding abandoned oil wells depends on whether the well has been abandoned properly. If the well has been abandoned properly, or will be reabandoned, as determined by the CDOGGR, a ten foot wide radius "no build" easement measured from the well head shall be recorded when the well is on residentially zoned property. For non-residential property, the property owner has the choice of recording the 10 wide "no build" easement around the well, or installing a CDOGGR approved venting system over the well in which case a structure may be built over the well.

If the well will not be reabandoned, then a 10 foot wide radius "no build" easement is required to be recorded around the well for all properties, and the distance requirements of the CDOGGR must also be followed (see Figure 17 of the technical appendix).

In many cases, associated oil well facilities like pipes, concrete slabs, and equipment were abandoned in place and covered over with soil. This has led to subsidence problems when structures are built over these sites. These areas, when discovered, are required to be removed and the soil recompacted.

Most oil wells had associated oil sump areas where waste fluids and oil were deposited. In the past, these oil sumps were buried and not removed. Placement of structures over these areas could force the oil and waste fluids to the surface and will also contaminate the soil.

As part of the discretionary review process, the City requires a Phase I Environmental Assessment (EA) for all properties that have an existing or abandoned oil well, or are known to have oil drilling operations as shown in the Resource Management Element of the General Plan.

However, if a clearance letter from the State Division of Oil, Gas, and Geothermal Resources and/or the State Regional Water Quality Control Board is provided, a Phase I EA will not be required unless evidence of further soil contamination is discovered.

The City requires that all oil sumps or contaminated soil be remediated in accordance with State and County procedures. The State Regional Water Quality Control Board has the primary responsibility for overseeing the remediation process.

6. Landfill Gas Migration

The City of Santa Maria owns and operates a sanitary landfill located in the northeast portion of the City. In addition, abandoned landfill areas are located underneath Preisker Park and around the Santa Maria Public Airport. A hazard associated with existing and abandoned landfills is underground methane gas migration.

Landfill gas (LFG) results from the anaerobic[14] decomposition of organic materials[15] within a landfill. LFG is typically composed of 50 to 60 percent methane, 40 to 50 percent carbon dioxide and small percentages of other gases including nitrogen, propane, butane, ethane and chlorinated hydrocarbons and other organic gases.

The methane gas component of LFG can be explosive when concentrations reach a range of 5 to 15 percent by volume in air and are confined in an enclosed space with sufficient oxygen to sustain ignition. Ignition sources may include a spark from a standard light switch. In confined or semi-confined enclosures, methane and carbon dioxide may accumulate and create an asphyxiation hazard through oxygen displacement.

California Code of Regulations (CCR) under Title 14, Chapter 3, Article 7 apply to LFG production, containment, control, and utilization at Class III sanitary landfill sites. The CCR "Minimum Standards" are enforced by the California Integrated Waste Management Board (CIWMB) and the Local Enforcement Agency (LEA). For the City of Santa Maria, the LEA is the Santa Barbara County Environmental Health Division.

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14 Living and reproducing in the absence of atmospheric oxygen

15 In the case of a landfill, "organic materials" refers to food waste, garden clippings, and other waste containing carbon-based compounds

LFG subsurface migration can be controlled through the natural containment properties of surrounding soils, a low permeability liner and by an LFG recovery system.

The Santa Maria Sanitary Landfill consists of an active and inactive area. The inactive area has a low LFG generation potential since a low volume of refuse was deposited here, the refuse was burned, and the burned refuse is very old. The highest potential for LFG migration occurs at the active portion of the landfill.

The Santa Maria Sanitary Landfill currently relies on natural soil containment of LFG. As part of an Air Solid Waste Assessment Test[16] (SWAT) conducted for the landfill, elevated levels of methane ranging from 9.1 to 40.7 percent parts per million by volume (ppbv) were detected in four out of 20 perimeter soil gas monitoring probes. Two of the probes were located adjacent to the Santa Maria River levee, where the gas poses no significant threat to health and safety. The other two probes were located near the southeastern boundary of the active portion of the landfill, near some existing farm structures.

A subsequent landfill gas study conducted in 1992 detected methane in 11 of the 33 sample locations on the active portion of the landfill. Methane concentrations at these sites ranged from 29 to 62 percent ppbv. Most of the higher methane concentrations were located in the current disposal area of the landfill. The highest LFG concentration on the landfill property was recorded near the southwestern boundary, which indicates that LFG migration may have occurred off-site. The city has assumed for investigation purposes that landfill gas has migrated across the facility boundary. The level and extent of this migration is being studied. The city is taking appropriate steps to protect the public health and safety and to comply with regulations governing landfills.

Potential safety impacts from LFG generation and migration include explosive hazards to on-site and off-site structures, toxic gas emissions, ground water contamination, and damage to vegetation.

Continued and expanded waste disposal operations at the Santa Maria Sanitary Landfill will increase the amount of refuse placed in the landfill and the subsequent volume of LFG that is produced. Any LFG that does manage to migrate from the existing landfill or future expansion areas has the potential to concentrate in structures on or near the landfill. If either on-site or off-site structures overlie the path of methane gas migration, a potential for methane accumulations beneath or within such structures may result in explosive concentration levels (between 5 and 15 percent by volume). Such concentrations in combination with ignition sources (electrical outlets, space heaters) could result in a significant safety hazard.

The nearest off-site structure is a building located approximately 200 feet to the west of the active portion of the landfill. The nearest residences are located within a mobile home park and the Sierra Vista Estates project located approximately 200 feet to the southwest of the inactive portion of the landfill. The proximity of these structures to the landfill could result in potential gas migration impacts. However, the gas migration potential in this area of the inactive landfill is considered extremely low.

7. <u>Safe Drinking Water Levels</u>

In 1974, the Federal Safe Drinking Water Act (Act) was passed to establish standards for public drinking water. In 1986, the Act was amended to further safeguard the sources and treatment of water. The Environmental Protection Agency (EPA) and the State Department of Health Services (SDHS) set quality standards which require water suppliers to monitor and treat public drinking water for potentially harmful contaminants.

Drinking water standards in California are placed in two categories: primary and secondary. Safe levels are established for each contaminant in each category. Primary standards specifically relate to your health and are generally

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16 Anthrosphere, Inc., 1988

based on health effects which may occur if a person were to drink two liters of water each day for 70 years.

Secondary standards relate to aesthetic qualities of water, including taste, odor, and color.

These standards, which are referred to as Maximum Contaminant Levels (MCLs), are continually reviewed and lowered, as lower detection levels become possible through innovations in laboratory technology.

Drinking water is provided to the Planning Area by the City of Santa Maria and the California-Cities Water Company. The City of Santa Maria serves the majority of users within the City Limits along with areas outside the City Limits subject to City Council approval through an Outside Users Utility Agreement. The California-Cities Water Company primarily serves the Orcutt area and some southern portions within the City Limits. The source of drinking water is groundwater beneath the Planning Area. Both water purveyors have numerous wells drilled into the groundwater basin. Please refer to the Resources Management Element of the General Plan for a complete description of water supply and groundwater resources.

The treatment of groundwater is currently minimal. Both the City and California-Cities Water Company only disinfect the water. The drinking water supply of both water purveyors does not violate any water quality standard set by the State of California or the Environmental Protection Agency.

If overdrafting of the groundwater basin continues, additional treatment of City water may be needed because of increased total dissolved solid (TDS) levels in the groundwater. Additional treatment will also be needed when the State Water Project water becomes available. The additional treatment will occur at a water treatment plant to be built in San Luis Obispo County.

8. Aircraft Safety

The Santa Maria Public Airport is located within the southern portion of the City of Santa Maria. The airport provides facilities for commuter airlines which serve Santa Maria with propeller driven aircraft. Four fixed base operators exist that offer flight instruction, aircraft rental and repair, and refueling services. The airport is served by an Federal Aviation Administration (FAA) control tower. In 1990, 178 general aviation aircraft were based at the airport.

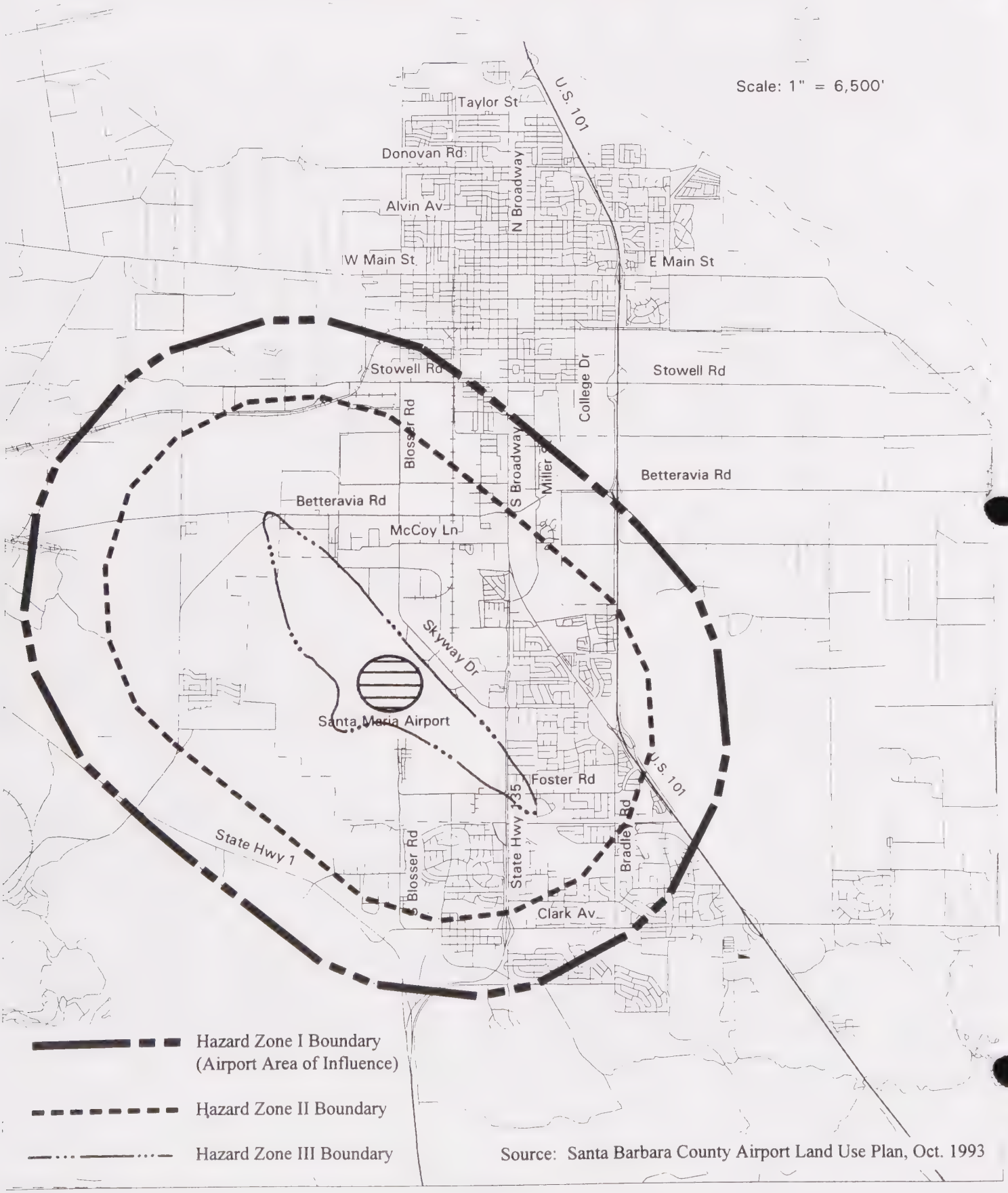
The airport has two runways: Runway 12-30 (primary runway); and Runway 2-20 (secondary runway). Runway 12-30 is used by air carrier aircraft and heavy general aviation aircraft. The precision instrument approach is to Runway 12, from the northwest. Runway 2-20 is primarily used by general aviation aircraft and during cross wind conditions.

Hazard Zones

The Airport Area of Influence is divided into three areas of major concern: height restrictions, safety, and noise. These concerns are grouped into three hazard zones around an airport. Hazard Zone I deals with height restrictions and is also the boundary of the Airport Area of Influence. Hazard Zone II contains policies regarding safety as well as height. Policies regarding height, safety, and noise apply in Hazard Zone III. These zones are defined in the following text, and are shown on Figure SE-6.

Hazard Zone I defines the airspace requirement of an airport. Height limitation of structures within this zone is defined by an imaginary conical surface and horizontal plane extending out from the end of the runway. The outer margin of the horizontal surface 150 feet above the established airport elevation defines the boundary of this zone.

Figure SE-6
Airport Hazard Zones



Source: Santa Barbara County Airport Land Use Plan, Oct. 1993

Safety restrictions, as well as height restrictions, apply in Hazard Zone II. Hazard Zone II is divided into three safety areas which are based on degree of hazard. These safety areas are shown on Figure SE-7.

Safety Area 1 (Clear Zone). This is the most restrictive area as it is subject to the greatest danger. Clear zones are fan-shaped areas just beyond each runway end that are to be kept clear of any nonessential objects. They provide an additional margin of safety for aircraft landing on or departing from the runway.

In order to comply with Safety Area 1 (clear zone) requirements and minimize conflicting land uses near the airport runways, the City has a Clear Zone zoning designation that is located at the ends of both airport runways (Figure SE-7).

Safety Area 2 (Airport Approach). This area is an extension of the clear zone in which uses that do not result in the concentration of people or a particular fire hazard are generally allowed.

In order to comply with Safety Area 2 requirements, the City has developed the Airport Approach overlay designation (Figure SE-7). This overlay establishes regulations to minimize the hazard to safe landing and take-off of aircraft by limiting the height of buildings and uses within these areas. Allowed land uses within this zone are described in the Land Use Element of the General Plan. These uses include airport services, light industrial, heavy commercial manufacturing, and lower density residential.

Safety Area 3 (General). This area encompasses the remainder of Hazard Zone II and is the least restrictive. This is the area in which airport traffic patterns occur (Figures SE-6 and SE-7).

Within Hazard Zone III, land uses will be influenced by aircraft noise as well as height restrictions and safety. The boundary of this zone is determined by using the California Airport Noise Standard which sets forth the boundary as the 65 dB Community Noise Equivalent Level (CNEL) contour. Generally, residential uses, schools, hospitals, institutional uses and other uses that support a large concentration of people are prohibited in this zone.

Aircraft Safety

Nationwide, approximately 50 percent of civilian aircraft accidents occur within airport boundaries. Approximately 15 percent occur outside airport boundaries but within one mile of airports. Of these near airport accidents, approximately 60 percent are concentrated within narrow strips of land at both ends of the runway.[17]

Santa Barbara County has experienced no crashes involving public or scheduled air carriers in recent years. From 1960-1985, six forced landings have occurred at the Santa Maria Public Airport, all on airport property[18] (Figure SE-6). Information from the National Transportation Safety Board indicates that since 1985, only one nonfatal incident occurred on airport property (the exact location is not known).[19]

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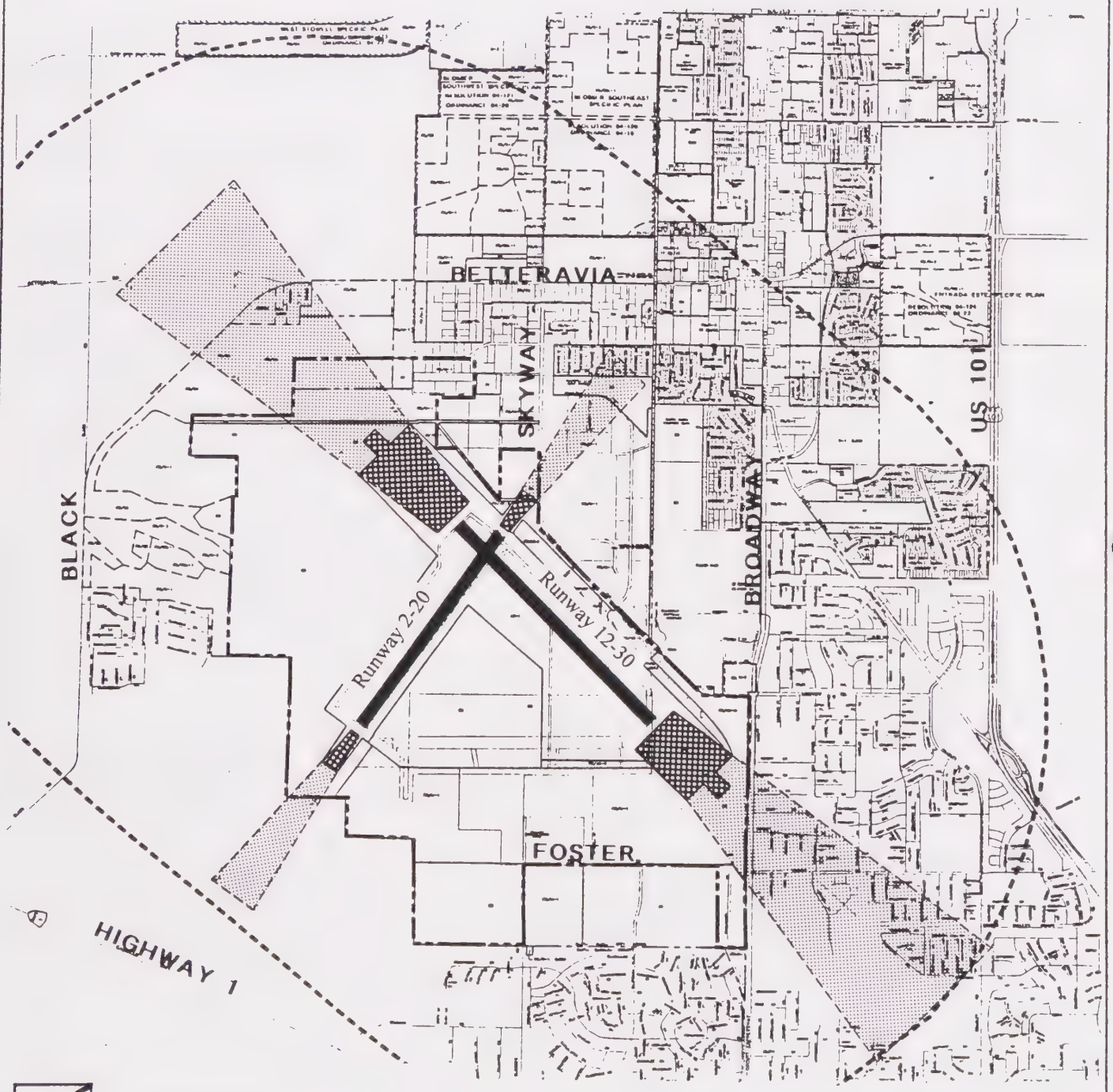
17 Airport Land Use Planning Handbook, Caltrans, December 1993

18 Draft EIR for the Santa Maria Research Park, Michael Brandman Associates, April 1990

19 Ibid

Figure SE-7

Santa Maria Public Airport Safety Areas



Airport Boundary

Safety Area 1/Clear Zone Zoning

Safety Area 2/Airport Approach Zoning

Boundary of Safety Area 3 and Hazard Zone II

No Scale

Source: Santa Maria Zoning Map
Santa Barbara County Aiport Land Use Plan, Oct. 1993

The runway clear zones (Safety Area 1) are all within airport property and are free from obstructions. The airport approach overlay areas (Safety Area 2) are also considered safe. Operational flexibility, however, has been compromised by urban encroachment to the north, east, and south of the airport. Runway 12 is rarely used for takeoffs due to the need of departing aircraft to climb out over urbanized areas. Commercial carriers typically do not land in the opposite direction on the same runway to avoid final approaches over the same urbanized area. Thus, safety has been achieved through operational limits which do not allow the best use of airport facilities.

Any aircraft incident could potentially be disastrous, resulting in injury or deaths. As noted previously, the potential for an aircraft incident is higher during the approach or departure portion of a flight than while an aircraft is at cruising altitude. This is due to aircraft being closer to the ground and to potential obstructions, heavier concentration of other aircraft in the vicinity of airports, and additional pilot workload at these times.

Although it is impossible to predict precisely how many and where future incidents will occur, it can be assumed that approximately 65 percent of all aircraft accidents will occur within 1 mile of the airport as noted earlier. Of these accidents, a vast majority will occur on or within 200 feet of the runway or taxiway, along the primary approach and departure flight tracks, or beneath a traffic pattern. Nonetheless, the risk of incident at any particular location cannot be predicted with complete certainty.

9. Hazardous Materials

Hazardous materials are found throughout the Planning Area. Used for various purposes, these materials can become dangerous if spilled, inappropriately used or disposed, or otherwise exposed to the public or the environment improperly. Federal, state, and local laws require the proper use, transportation, treatment, and disposal of hazardous materials.

The use and storage of hazardous materials is primarily regulated by the Uniform Fire Code. Transport of hazardous materials and waste on public streets is primarily regulated by the California Vehicle Code and the City's Municipal Code. Storage and disposal of hazardous wastes is primarily regulated by the Santa Barbara County Environmental Health Services Division through their Hazardous Waste Generator Program as authorized by the State Health and Safety Code.

Hazardous materials are used by numerous businesses in the Planning Area. Typical businesses include, but are not limited to, hospitals, dry cleaners, auto repair facilities, exterminators, medical labs, photographic studies, and gas stations. On a smaller scale, single family residences also use and store hazardous materials (pesticides, fertilizers, drain cleaners, etc.).

Any business that stores hazardous materials in accordance with Article 80 of the Uniform Fire Code must provide either a hazardous materials inventory statement (HMIS) or a hazardous materials management plan (HMMP) to the Fire Chief of the City of Santa Maria and the County of Santa Barbara. In addition, the City of Santa Maria Fire Department and the County of Santa Barbara Environmental Health Services (EHS) require a Business Plan in accordance with State Regulations for businesses that store and use hazardous waste.

Santa Barbara County's Site Mitigation Program administered by the EHS is responsible for the supervision of cleanup at contaminated sites throughout the County, including sites within the City Limits. The objective of the program is to identify contaminated sites, and to find a permanent remedy that is technologically feasible and reliable that effectively reduces the danger of contamination, and that adequately

protects public health, welfare, and the environment. A large percentage of the contaminated sites within the County are discovered by hazardous materials specialists while overseeing the abandonment of underground storage tanks. Site mitigation activities are also initiated as a result of complaints, inspections, tank tightness tests, and emergency responses.

The Planning Area has approximately 27 active underground tank cleanup sites and 29 active site mitigation cleanup sites according to the EHS's "Listing of Underground Tank Cleanup Sites" and "Listing of Site Mitigation Cleanup Sites," both reports as of August 9, 1995.

Once a potential contaminated site has been discovered, an evaluation to determine the extent of contamination at the site is conducted and information sufficient to identify the most appropriate response are developed. A typical evaluation consists of six phases: initial investigation; site assessment and characterization; remedial action; evaluation; public notification; and remediation.

The Santa Maria Sanitary Landfill currently operates a household hazardous waste transfer and storage facility. This facility is open to the public two days per month. In addition to collecting household hazardous waste, the facility conducts random, solid waste load checks for hazardous materials.

The landfill does not service hazardous waste generated by commercial and industrial uses. Businesses must hire a hazardous waste transporter to dispose of their hazardous wastes. This waste is either transported to the Chemical Waste Management/Kettleman Hills facility (north), or to a transfer station in Southern California, where it is shipped out of state.

Hazardous materials transported into or through the Planning Area include such commodities as the hypergolic fuel trucked to Vandenberg Air Force Base, anhydrous ammonia, gasoline, explosives, and aviation fuel. Natural gas liquids and liquid petroleum gases (e.g. propane, butane) are also transported through the Planning Area to Bakersfield, Los Angeles, and the Bay Area.

Hazardous materials that are radioactive, poisonous, or explosive are limited to using State Highway 101 through the Planning Area.[20] Within the City Limits, transport of any hazardous waste is prohibited on Donovan Road, Stowell Road, Main Street-State Highway 166, and Broadway-State Highway 135.[21] However, these streets may be used for the transport of hazardous waste subject to the following exceptions:

1) They provide reasonable access to fuel, repair, rest, or food facilities designed and intended to accommodate commercial vehicle parking when access is consistent with safe vehicle operation and the facility is within one-half road mile of points of entry from a state or interstate highway being used.
2) Hazardous wastes which have a point of origin within the City Limits. Partially loaded waste vehicles may drive upon these streets when the vehicles have a destination within the City Limits.

Several steps are taken to ensure public safety when a hazardous materials spill occurs. If the spill is severe, or an immediate threat to the public, City Fire Department personnel will respond to the situation. The City Fire Department responds to several hazardous spill calls each year.

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20 California Vehicle Code and California Code of Regulations

21 Chapter 13 of Title 7 of the Santa Maria Municipal Code

If contamination of a site is discovered during the City's review of a project, either during plancheck or inspection, the City will notify the EHS. The City then requires a clearance letter from the EHS before permits will be issued or a project is finaled. The EHS is the lead agency involved and the City defers to them regarding hazardous material discoveries.

Hazardous Materials Emergencies

The increasing volume and variety of hazardous materials that are generated, stored or transported through the Planning Area have created potential threats to human health and the environment. Hazardous materials incidents differ from other emergency situations because of the unpredictable nature and the possibility of long range toxic effects. Incidents may occur at fixed facilities where the opportunity for the development of site-specific contingency plans is great. They may also occur at any place along any land, water or air transportation route and may occur in remote or treacherous areas, relatively inaccessible by ground transportation.

Although incidents may occur anywhere at any time, certain portions of the Planning Area are more likely to be the site of an accident involving hazardous materials.

U.S. Highway 101. U.S. Highway 101 is the primary truck route from Los Angeles to coastal Central California. Materials shipped include rocket fuel, explosives, compressed and liquified gasses, petroleum products, agricultural chemicals, industrial chemicals and hazardous waste.
Betteravia Road. Betteravia Road is the main link from U.S. Highway 101 to the western portion of the Planning Area, the Casmalia hazardous waste facility, and the area's agricultural industries. This route passes very few residential areas at this time but does traverse several blocks of commercial establishments and several miles of industrial and agricultural land uses.
Railroads. The main north-south Southern Pacific line is located nine miles west of the City. The industrial core of the City is served by the Santa Maria valley Railroad which carries agricultural products out of the area. Some petroleum products are transported to the main line from the east side of town through a mixture of residential, industrial, and commercial land uses.
Airport Industrial Zones. The airport area contains electronic component manufacturers, aircraft repair shops and specialized research facilities. Solvents, etching agents, stored fuel and radioactive material may be encountered.

10. Emergency Services

The City of Santa Maria's role and responsibilities in an emergency are described in Chapter 17 of Title 2 of the Municipal Code (Emergency Services). Detailed procedures and tactics are provided in the Multi-hazard Functional Plan (Plan), as adopted by City Council Resolution No. 89-25. This manual was revised by the City in October 1993. The Plan conforms to the State's emergency preparedness plans and is an extension of those plans. The City has also adopted the California Master Mutual Aid Agreement by Resolution No. 79-4845.

The City's emergency procedures will be activated under any of the following conditions:

1) On the order of the City's Director of Emergency Services, provided that the existence or threatened existence of a Local Emergency has been proclaimed in accordance with the City's Emergency Services Ordinance.
2) When the Governor has proclaimed a State of Emergency in an area that includes the City of Santa Maria.
3) By a presidential declaration of a National Emergency.

4) Automatically on receipt of an attack warning or the observation of a nuclear detonation.

For planning purposes, the State Office of Emergency Services (OES) has established three levels of emergency response to peacetime emergencies which are based on the severity of the situation and the availability of local resources (these levels do not directly correlate with the four classifications of nuclear power emergencies).

Level I. A minor to moderate incident wherein local resources are adequate and available. A Local Emergency may or may not be proclaimed.

Level II. A moderate to severe emergency wherein local resources are not adequate and mutual aid may be required on a regional or statewide basis. A Local Emergency will be proclaimed and a State of Emergency might be proclaimed.

Level III. A major disaster wherein resources in or near the impacted area are overwhelmed and extensive state and/or federal resources are required. A Local Emergency and a State Emergency will be proclaimed and a Presidential declaration of an Emergency or Major Disaster will be requested.

Local emergency operations in the City of Santa Maria will be managed in one of three modes, depending on the magnitude of the emergency: Decentralized Coordination and Direction; Centralized Coordination - Decentralized Direction; and Centralized Coordination and Direction (Please see the technical appendix for a definition of these terms).

The standardized Emergency Management System (EMS) consists of the emergency management staffs of all local jurisdictions, Operational Areas (Countywide), OES Mutual Aid Regions (two or more counties) and State Government. Local jurisdictions would be responsible for directing and/or coordinating emergency operations, with the other levels being responsible for coordinating and/or providing support to the local jurisdictions.

Under the standardized Emergency Management System, the City's Local Emergency Management Staff will be directed by the Emergency Services Director (City Manager), who will be responsive to the City Council. The Director will be supported by the Emergency Services Coordinator, Section Chiefs and functional Operations Coordinators.

The Santa Maria Emergency Management Staff will have the overall responsibility for the following:

1) Organizing, staffing, and operating the EOC.
2) Operating communications and warning systems.
3) Providing information and guidance to the public.
4) Maintaining information on the status of resources, services, and operations.
5) Directing overall operations.
6) Obtaining support for the jurisdiction, and providing support to other jurisdictions as required.
7) Analyzing contamination and other hazards and recommending appropriate countermeasures.
8) Collecting, evaluating, and disseminating damage assessment and other essential information.
9) Providing status and other reports to the Operational Area Emergency Management Staff (if activated) or the OES Mutual Aid Regional Office.

Overall management and coordination of the City's response to emergency situations is handled by the Emergency Services Director. The City Manager acts as the Emergency Services Director under authority from the City Council.

The Emergency Services Director is assisted in managing and coordinating emergency response efforts by the Emergency Services Coordinator. The Emergency Services Coordinator position is filled by the Administrative Analyst.

Incident Command System

Emergency procedures in the City of Santa Maria follow the Incident Command System (ICS). ICS is a management system designed to appoint personnel to specific emergency operational activities.

Santa Maria's ICS Command Staff is made up of the following personnel:

Incident Commander (City Manager)
Public Information Officer (City Librarian)
Liaison Officer (City Clerk)
Legal Officer (City Attorney)

Immediately under the Command Staff is the General Staff. This is made up of the following personnel:

Operations Section Chief (Police/Fire Chief)
Planning Section Chief (Community Development Director)
Logistics Section Chief (Recreation and Parks Director)
Finance Section Chief (Finance Director)

The Incident Commander (IC) has overall management responsibility for the incident, including the development and implementation of strategic decisions and approving the ordering and releasing of resources. The Command Staff element is provided to support the IC in handling such matters as public information, safety, and interagency liaison. Under the direction of the IC, Command and General Staff are responsible for the activation and release of emergency response personnel and providing for 24 hour staffing during emergency conditions. In incidents involving other agencies, a unified command element will evolve which will bring together multiple jurisdiction ICs to develop a common and consistent action plan to make the best use of all available resources.

General Staff

The Operations Section is headed by the Operations Section Chief (Police/Fire Chief) who is responsible for the management of all incident tactical activities.

The Planning Section is headed by the Planning Section Chief (Community Development Director) who is responsible for the collection, evaluation, dissemination and use of information about the development of the incident and status of resources.

The Logistics Section is headed by the Logistics Section Chief (Recreation and Parks Director) who is responsible for meeting the logistical needs of the Operations Section. This includes providing equipment and supplies, food and medical support to incident personnel, meeting communications requirements of the incident and, in conjunction with the American Red Cross, care and shelter operations.

The Finance Section is headed by the Finance Section Chief (Finance Director) who is responsible for participation in development and implementation of the incident action plan. This section will be activated at an incident when required for purposes of maintaining records on personnel and equipment time, for obtaining supplies and equipment from and providing payments to vendors, and for determining cost considerations or various alternative strategies associated with incident planning.

Operational Coordinators

Reporting to the General Staff are various Operational Coordinators. Operations Coordinators have been established to handle specific activities that may have to be performed in the event of an emergency. Each Operations Coordinator reports to a Section Chief of the General Staff unless otherwise noted.

Fire and Rescue. The local Fire and Rescue Coordinator, who is under the direction of the Operations Chief, will be responsible for all fire and rescue operations.

Law Enforcement and Traffic Control. The Santa Maria Police Division Chief is the Law Enforcement and Traffic Control Operations Officer under the direction of the Operations Section Chief.

Local Disaster Medical Coordinator. The Local Disaster Medical Coordinator is responsible for medical operations and assets.

Local Disaster Public Health Coordinator. A County Health Department representative acts as the Local Disaster Public Health Coordinator. This Coordinator is responsible for public health and safety operations.

Coroner. The County Coroner/Medical Examiner has the statutory responsibility and authority for dealing with deceased bodies.

Logistics/Care and Shelter. The Logistics/Care and Shelter Coordinator reports to the Logistics Section Chief and has the responsibility for coordinating local government resources, requesting and responding to mutual aid forces, and providing support to the American Red Cross. The American Red Cross is the official local disaster relief agency.

> **American Red Cross** - The American Red Cross, as mandated by Federal Law and reaffirmed in Public Law, provides disaster relief in peacetime.

Police/Movement. The Local Movement Coordinator, under the direction of the Operations Section Chief, will be responsible for coordinating the movement of persons from hazardous areas to lower risk areas.

Rescue. Both the fire and police departments bear responsibility for rescue operations under the direction of the Operations Section Chief.

Public Works/Construction/Engineering. The Director of Public Works acts as the Public Works Coordinator and is responsible for engineering operations.

Finance/Resources and Support. The Resources and Support Coordinator, under the direction of the Finance Section Chief, will be assisted by the following Support Officers with the responsibilities as indicated.

> **Personnel** - Coordinates the allocation of personnel.
> **Transportation** - Coordinates the allocation of transportation resources required to move equipment, people, and essential supplies
> **Utilities** - Coordinates the continued operation of water, gas, and electric utilities and, as required, and redirection of services.

Fire HazMat Team/Radiological Protection. The Emergency Services Coordinator or the Radiological Officer is responsible for preparing monitoring, decontamination, and radiological hazard assessments.

Emergency Operating Center (EOC)

The primary EOC is in the public safety classroom located at 314 West Cook Street. The alternate EOC is Santa Maria Fire Station #2 located at 416 West Carmen Lane. Operations activities are conducted from the respective Departments as outlined in pertinent Standard Operating Procedures (SOPs).

Logistics operates from its space within the Recreation and Parks Department building.

The EOC is activated under the following conditions under a request by the City Manager or the Police/Fire Chief:

1) An event with no warning creates widespread damage to buildings, utilities, and streets.
2) An incident in progress threatens the majority of the City.
3) An incident is in progress in Santa Maria and EOC activation is requested by the IC at the field command post.

Each Department within the City also has Standard Operating Procedures (SOPs) that each Department will follow in the event of an emergency situation. These SOPs detail staffing requirements and locations where staff should report in the event of an emergency.

Specific Emergencies

Hazards that pose a threat to the Planning Area include earthquakes, landslides, hazardous material incidents, wildfires, flooding/dam failures, war emergencies, the Diablo Canyon Nuclear Power Plant, and transportation incidents (aircraft/motor vehicles). Santa Maria is not impacted by such hazards as volcanoes, avalanches, or tsunamis. Earthquake, landslide, hazardous material incidents, wildfires, and flooding/dam failures are described in previous sections of this report.

Nuclear War Emergencies. Current State and Federal guidance assumes that a nuclear attack on the United States would be preceded by a period of increasing international tension. This guidance also assumes that sufficient time would be available for protective actions to be taken such as the construction of shelters and the temporary relocation of residents of possible target areas.

A lesser threat that has a greater probability of occurrence comes from terrorist organizations. These organizations could transport a small nuclear device to any part of the United States and detonate the weapon at the time and place of their choosing with little or no warning.

The City of Santa Maria is a potential target area because the airport is capable of supporting military aircraft. Although the airport is located at the southwest edge of the City, the City is within the blast and thermal effects zone of an accurately placed 1 megaton weapon.

Vandenberg Air Force Base (VAFB), located 10 miles southwest of the City, is a potential target because of the launching facilities and the long runway at the base. Santa Maria would be in the blast and thermal zone for any air burst at VAFB. With a ground burst at VAFB, Santa Maria may be shielded to a degree by the mountains to the south of the City. An error in targeting could easily shift a burst directly over the City.

Because no blast shelters have been identified, the probability of an individual surviving a 1 megaton airburst over the City is low (90% or more casualties). Among the survivors, thermal and blast injuries would be predominant and radiation injuries would be absent. Residual radiation should not be significant if the explosion occurs at the optimum altitude for maximum blast and thermal damage.

A low yield terrorist device would produce a zone of injuries or lethal radiation that would extend beyond its more limited blast and thermal effects zone. Burns and radiation injuries would be predominant if the device were placed at an elevated location. If it were detonated near ground level, the thermal and radiation effects would be restricted by the shielding properties of buildings. Residual radioactivity would remain at dangerous levels for an extended period of time at the explosion site.

Diablo Canyon Nuclear Power Plant Emergencies. Emergency response action plans are not required for the subject hazard since all of Santa Barbara County is beyond the Diablo Canyon Emergency Planning Zone. However, given the basically north-south transportation grid within the areas involved, in the event of an emergency in San Luis Obispo County involving the Diablo Canyon facility, the Santa Barbara County Operational Area would by default become a support/host area for evacuees. As a support/host area, a relocation center for school children has been designated at Allan Hancock College, and a reception center has been designated at the County Fairgrounds.

The federal government defines a 10-mile radius for the plume exposure pathway Emergency Planning Zone (EPZ) and a 50-mile radius limit for the Ingestion Pathway Zone (IPZ). The City is well beyond the 10-mile radius EPZ for plume exposure. However, the 50-mile radius IPZ does include the City's Planning Area. The principal exposure in the IPZ would be from ingestion of contaminated water or foods such as milk, fresh vegetables, or aquatic foodstuffs.

The State has defined two planning zones to facilitate emergency planning. The zones are the Basic Emergency Planning Zone (BEPZ) and the Public Education Zone (PEZ).

The BEPZ covers an area of about 15 miles to the north and east and 18 miles to the southeast of the plant. The BEPZ lies entirely within San Luis Obispo County.

The PEZ extends across the San Luis Obispo County boundary to include the Santa Maria Planning Area. Residents living within this zone receive information on nuclear power plant emergency planning zones. Protective actions for the public in the PEZ are not necessary.

Because of the distance of the power plant from the Planning Area, protective actions during the plume phase are not anticipated to be necessary in Santa Barbara County. However, the Planning Area could be directly affected by protective actions taken in San Luis Obispo County as noted below.

Evacuation is a major countermeasure to prevent or reduce exposure or contamination of the general public. The Planning Area could be affected by a directed or non-directed evacuation of the public from San Luis Obispo County, if evacuees are recommended to leave the area southbound on U.S. Highway 101 or State Route 1. Evacuees will affect traffic flow and some will need temporary lodging and board. The area could also be affected if individuals and/or automobiles leaving areas near the plant are contaminated with radioactive materials following an atmospheric release.

The use of protective clothing to prevent contamination of the skin would not be necessary in the Planning Area in a routine emergency response. However, protective clothing would be used in the decontamination of personnel and equipment transported into the Planning Area.

As an ingestion pathway consideration, the State may recommend covering stored livestock feed to limit or avoid contamination from airborne radioactive materials. As an ingestion pathway consideration, the State has the authority to prevent the sale, distribution, or consumption of contaminated water or foodstuffs. The Planning Area could be affected since the County lies within the Ingestion Pathway Zone.

Decontamination is the reduction or removal of radioactive material from a structure, area, object, or person. Decontamination may be required in the Planning Area for personnel and equipment that have been contaminated in areas close to the plant and transported into Santa Barbara County.

The predetermined evacuation routes leading from San Luis Obispo County into Santa Barbara County are U.S. Highway 101 and State Highway 1.

Transportation Emergencies. Transportation emergencies, other than those involving hazardous materials, can cause great loss of property or life.

The greatest loss of life can occur when commercial passenger carriers such as trains, airliners, or buses are involved. However, multiple vehicle automobile accidents also can result in a large number of injuries and fatalities. Mass casualty incidents quickly exhaust local resources and require mutual aid in order to transport and give emergency care to victims

Highway accidents can have an impact on the community beyond those problems caused by the immediate casualties. Commerce and personal business depends on functioning transportation routes. Restoration of traffic flow by bypassing the incident site should be accomplished as soon as feasible.

Santa Maria lies within a transportation corridor. U.S. Highway 101 carries a large volume of traffic every day of the year. This route is the primary route from Los Angles to coastal Central California. It carries truck freight, private cars and passenger buses.

The Santa Maria Public Airport can accommodate aircraft as large as a DC-10 in an emergency. The airport is used by scheduled airlines, private airplanes, and helicopters. In addition to the locally generated flights, through commercial and private air traffic passes over Santa Maria. Spacecraft using Edwards Air Force Base can fly over the area during landings, as well as military aircraft en route to Vandenberg Air Force Base.

Other Emergencies. Although the Planning Area would not be impacted directly by volcanic eruptions or tsunamis, a request for mutual aid may occur, a disruption of the normal flow of goods or services may occur, or the City might be impacted by evacuees or the injured.

C. GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

GOAL 1 - GEOLOGY/SEISMICITY

Minimize the community's risk from potential hazards associated with geologic or seismic activity.

POLICY 1

Maintain and enforce applicable building codes and other appropriate regulations to minimize the loss of life and damage to structures during an earthquake or other geologic disaster.

Objective 1.1.a - Geologic Hazards

Take the geologic constraints noted on Figure SE-2 into account during the development review process.

Objective 1.1.b - Uniform Building Code

Enforce the Uniform Building Code as it relates to seismic safety, including lateral forces, soil constraints, slope stability, and grading.

Objective 1.1.c - Radon Gas

Recognize that the Planning Area does not contain rock units that are associated with significant radon gas generation, and that the City of Santa Maria will continue to monitor the radon gas issue as it relates to the Planning Area.

Objective 1.1.d - Unreinforced Masonry Buildings

Require the rehabilitation of the 28 identified unreinforced masonry buildings in accordance with the adopted Unreinforced Masonry Ordinance by the dates outlined in the ordinance.

Objective 1.1.e - Existing Mobile Homes

Support legislation to require earthquake strapping retrofits for existing mobile homes prior to sale or change in ownership.

Objective 1.1.f - New Mobile Homes

Require all new mobile homes to install earthquake strapping.

Implementation Programs.

1. Continued adoption of the most recent editions of the Uniform Building Code, the Uniform Fire Code, the Uniform Housing Code, the Uniform Plumbing Code, the National Electrical Code, and the Hazardous Building Code.

2. Enforcement of the compliance schedule for unreinforced masonry buildings in accordance with the Unreinforced Masonry Ordinance (Section 9.1-221 of the Municipal Code).

3. Review geologic hazards and condition projects with appropriate mitigation measures through the land use and CEQA processes.

4. Review the location of critical facilities (i.e. schools, hospitals, public facilities, etc.) for consistency with the policies and objectives of the Safety Element.

5. Continue to provide information to the public regarding earthquake preparedness.

6. Construct all new buildings in conformance with the earthquake regulations of the most recent edition of the Uniform Building Code.

7. Review and update the Safety Element as new geologic information becomes available.

8. Inspect critical public facilities (roads, bridges, utilities, etc.) for structural integrity, and require correction as necessary (e.g. those owned and/or operated by the City, Caltrans, Santa Maria Valley Railroad, and Utility Companies).

9. Provide emergency east-west access across U. S. 101 from Bradley Road to Nicholson Avenue in the event the bridges at Main Street, Jones Street, and Alvin Avenue are destroyed.

Accomplishments to Date.

1. Adoption of an Unreinforced Masonry Ordinance that contains a compliance schedule for rehabilitation.

2. Adoption of the most recent editions of the Uniform Building Code, the Uniform Fire Code, the Uniform Housing Code, the Uniform Plumbing Code, the National Electrical Code, and the Hazardous Building Code.

3. Public education programs during earthquake preparedness month.

Anticipated Results.

1. The reduction in the number of deaths, injuries, and damage as a result of a seismic event.

2. The identification of all geologic hazards impacting the Planning Area.

GOAL 2 - FLOODING

Minimize the public's exposure to potential flooding and dam inundation hazards.

POLICY 2

Continue to participate in the National Flood Insurance Program and continue to consult with the Santa Barbara County Flood Control District with regard to land use planning in flood prone areas and near the Santa Maria River Levee.

Objective 2.1.a - Flooding

Require that all new structures located within the 100-year flood plain comply with flood standards which require the finish floor elevation to be constructed a minimum of 2 feet above the 100-year flood plain elevation.

Objective 2.1.b - National Flood Insurance Program

Continue to participate in the National Flood Insurance Program as administered by the Federal Emergency Management Agency in order that City residents may seek disaster relief in the event of a major flood.

Objective 2.1.c - Santa Maria River Levee

Require, where legal, feasible, and appropriate, a minimum 60-foot wide buffer area, measured from the toe of the Santa Maria River Levee, to provide access to the levee in the event that repairs are required, and coordinate the location of the buffer with the Santa Barbara County Flood Control and Water Conservation District and Water Agency.

Objective 2.1.d - Agricultural Runoff

Cooperate with and encourage the farming industry to address increased agricultural runoff as it affects urban areas.

Implementation Programs.

1. Review potential flooding hazards and condition projects with appropriate mitigation measures through the land use and CEQA processes.

2. Participate in the National Flood Insurance Program in conjunction with the Federal Emergency Management Agency.

3. Adopt the revised Drainage Report prepared by Penfield and Smith.

Accomplishments to Date.

1. Participation in the National Flood Insurance Program.

2. Developments adjacent to the Santa Maria River have dedicated 60 foot wide buffer zones next to the levee.

3. New developments in the 100-year flood plain have complied with the requirement that finish floor elevations be at least 2 feet above the 100-year flood plain elevation.

Anticipated Results.

1. Protection of the public from hazards associated with flooding.

2. Completion of city-wide storm drainage improvements.

GOAL 3 - WILDLAND/URBAN FIRES

Provide the public with maximum protection from wildland and urban fire hazards.

POLICY 3

Discourage construction of habitable structures in areas susceptible to wildland fires and assure the availability of adequate fire fighting capabilities.

Objective 3.1.a - Fire Suppression

Achieve a 5 minute response capability to all areas within the City Limits and maintain adequate water storage standards for fire flow pressure requirements.

Objective 3.1.b - Weed Abatement Program

Continue the weed abatement program to minimize the amount of ignitable material within the City Limits and support the efforts of the County of Santa Barbara to enforce a similar program outside of the City Limits.

Objective 3.1.c - Inspection Program

Maintain a fire inspection program to identify fire hazards in wildland areas and within and around buildings in urban areas.

Objective 3.1.d - Uniform Fire Code

Enforce the Uniform Fire Code as it relates to fire hazards, including hazardous activities involving fires, oil wells and oil pipelines, and the storage of explosive materials.

Objective 3.1.e - Wildland Fires

Ensure that habitable structures are not constructed in areas susceptible to wildland fire hazards.

Objective 3.1.f - Mutual Aid

Continue to assist and be assisted by other jurisdictions and the State of California in the event of a major fire through participation in the California Master Mutual Aid Agreement.

Implementation Programs.

1. Enforce fire safety standards of the Uniform Fire Code and other State and Federal regulations.

2. Continued adoption of the most recent edition of the Uniform Fire Code.

3. Continue the weed abatement program.

4. Continue and maintain the annual fire safety inspections of public and private buildings, and inspections relating to wildland fire hazards.

5. Review potential fire safety hazards and condition projects with appropriate mitigation measures through the land use and CEQA processes.

6. Maintain mutual aid agreements with surrounding jurisdictions.

7. Continue to study the effectiveness of fire sprinkler systems in new homes in order to reduce service demands, maintain existing service levels, and increase public safety.

Accomplishments to Date.

1. An ongoing weed abatement program.

2. Adoption of the most recent edition of the Uniform Fire Code.

Anticipated Results.

1. Reduce the risk of death, injury, or property damage from wildland and urban fires.

GOAL 4 - ELECTROMAGNETIC FIELDS (EMF)

Increase the public's awareness of the potential health effects of EMFs.

POLICY 4

Continue to monitor research regarding EMFs and, if necessary, develop standards as to the safe and unsafe exposure level from EMFs based on standards set by the California Department of Health Services and the Federal Environmental Protection Agency.

Objective 4.1.a - Public Information Program

Continue to research the health effects of EMFs and direct inquiries from the public to the Pacific, Gas, and Electric Company, the State Department of Health Services (DHS), and the Federal Environmental Protection Agency (EPA).

Objective 4.1.b - EMF Thresholds

Develop EMF threshold standards, such as setback or siting restrictions, based on health-based direction from the State Department of Health Services and the Federal Environmental Protection Agency, if such standards are adopted.

Objective 4.1.c - California Public Utilities Commission (CPUC)

Continue to support the CPUC in its "Prudent Avoidance" mandate to utility companies to consider EMFs in the design, planning, and construction of new, retrofitted, or upgraded facilities, and support the Pacific, Gas, and Electric Company (PG&E) in implementing the policies of the CPUC.

Objective 4.1.d - Setbacks

Encourage the siting of roadways, parking lots, and non-recreational open space next to 70-115 KV electrical transmission lines.

Implementation Programs.

1. Coordination with the CPUC, the State DHS, the EPA, and PG&E to keep informed on the latest developments regarding EMFs.

2. Adoption of EMF threshold standards if such standards are developed and approved by the CPUC, the State DHS, and the EPA.

Accomplishments to Date.

1. A compilation of data regarding the recent studies associated with EMFs.

GOAL 5 - OIL WELLS/OIL SUMPS

Minimize the public's exposure to potential hazards associated with existing and abandoned oil facilities.

POLICY 5

Continue to follow the regulations contained in the City's Petroleum Ordinance regarding existing oil field operations, and support the regulations of the California Division of Oil, Gas, and Geothermal Resources (CDOG) and the Santa Barbara County Environmental Health Division regarding abandoned oil facilities.

Objective 5.1.a - Existing and Proposed Petroleum Operations

Enforce the City's Petroleum Ordinance with respect to existing and proposed petroleum operations within the City Limits.

Objective 5.1.b - Abandoned Oil Wells/Residential Areas

Require 10 foot wide radius "no-build" easements around abandoned oil wells and the proper abandonment of the wells in accordance with the regulations of the CDOG.

Objective 5.1.c - Abandoned Oil Wells/Non-Residential Areas

Require 10 foot wide radius "no-build" easements around abandoned oil wells or the installation of a CDOG approved venting system over the well, and the proper abandonment of the wells in accordance with the regulations of the CDOG.

Objective 5.1.d - Abandoned Oil Sumps/Contaminated Areas

Require the remediation of all sites that contain oil sumps and/or contaminated soil in accordance with Federal, State, and local regulations.

Implementation Programs.

1. Enforcement of the City's Petroleum Ordinance (Chapter 11 of Title 9 of the Municipal Code).

2. Continue to have the County Petroleum Engineer act in that capacity for the City of Santa Maria.

3. Coordinate with CDOG, the County Petroleum Engineer, and the County of Santa Barbara Health Services Department on projects in areas with existing or past oil field activities.

4. Review oil well/sump safety hazards and condition projects with appropriate mitigation measures through the land use and CEQA processes.

5. Require a Phase I Environmental Assessment (EA) for all sites that contain an existing or abandoned oil well, or for a site within an area of known oil drilling operations, unless a clearance letter is received from the CDOG or the County of Santa Barbara Environmental Health Services Department.

Accomplishments to Date.

1. Adoption of a Petroleum Ordinance and the designation of the County Petroleum Engineer to act on the City's behalf.

2. Remediation of several oil sump/contaminated soil areas within the City Limits.

3. Recent projects have recorded 10 foot radius "no-build" easements over abandoned oil wells.

Anticipated Results.

1. The continued safe operation of existing and proposed petroleum related activities, the proper abandonment of oil wells, and the remediation of oil sumps and contaminated soil.

GOAL 6 - LANDFILL GAS

Take appropriate measures to prevent and remediate the effects of methane gas migration off-site from the Santa Maria Sanitary Landfill, or other abandoned landfill areas.

POLICY 6

Continue using monitoring wells around the perimeter of the landfill to detect possible methane migration off of the landfill property, and take appropriate action if methane is detected in any of the monitoring wells.

Objective 6.1.a - Landfill Gas (LFG)

Contain LFG on the landfill property and properly collect and dispose of the LFG before it becomes an explosive or nuisance hazard.

Implementation Programs.

1. Maintain the existing public and private LFG monitoring wells around the perimeter of the landfill.

2. Install an LFG collection system at the Santa Maria Sanitary Landfill.

3. Ventilate all structures on the landfill property to prevent the accumulation of LFG.

Accomplishments to Date.

1. Installation of 24 City owned LFG monitoring wells around the Santa Maria Sanitary Landfill.

Anticipated Results.

1. That no hazardous levels of LFG migrates off of the Santa Maria Sanitary Landfill property.

GOAL 7 - SAFE DRINKING WATER

Ensure that the potable water supply continues to meet all Federal and State water quality standards.

POLICY 7

Maintain the potable water supply by continued testing and remedial action, if necessary, in accordance with State and Federal regulations and continue to support the importation of State Water.

Objective 7.1.a - Drinking Water Standards

Monitor and treat, if necessary, public drinking water for potential harmful contaminants as determined by the Federal EPA and the State DHS.

Objective 7.1.b- State Water

Support the importation of State Water to aid in supplying potable water to the public and improving the overall quality of the groundwater.

Implementation Programs.

1. Continue testing of the drinking water supply in accordance with State and Federal standards.

2. Proper treatment of the drinking water supply, if necessary, to ensure that all monitored constituents remain below maximum contaminant levels.

3. Import State Water to improve overall water quality.

Accomplishments to Date.

1. Drinking water that does not exceed Maximum Contaminant Levels.

Anticipated Results.

1. Delivery of State Water.

2. Higher potable water quality.

3. Reduced water hardness.

GOAL 8 - AIRCRAFT SAFETY

Minimize the risk of potential hazards associated with aircraft operations at the Santa Maria Public Airport.

POLICY 8

Maintain and enforce the Clear Zone and Airport Approach Overlay zoning regulations and continue to consult with the Santa Maria Public Airport District (SMPAD) and the County of Santa Barbara Airport Land Use Commission (ALUC) with regard to land use planning within the Airport Area of Influence.

Objective 8.1.a - Land Use

Continue to enforce the Clear Zone and Airport Approach Overlay zoning regulations in the review of development projects.

Objective 8.1.b - Airport Area of Influence

Coordinate the review of development projects located in the Airport Area of Influence with the Santa Barbara County Airport Land Use Commission and the Santa Maria Public Airport District.

Implementation Programs.

1. Enforce the Clear Zone and Airport Approach Overlay zoning designations.

2. Review developments in the Airport Area of Influence with respect to aircraft safety hazards and condition projects with appropriate mitigation measures through the land use and CEQA processes.

3. Consult with the ALUC and SMPAD for projects within the Airport Area of Influence.

Accomplishments to Date.

1. Adoption of the Clear Zone and Airport Approach Overlay zoning designations.

Anticipated Results.

1. Reduce the risk of aircraft accidents through proper land use planning in the Airport Area of Influence.

GOAL 9 - HAZARDOUS MATERIALS

Minimize the community's risk from potential hazards associated with hazardous materials.

POLICY 9

Support the efforts of the City Fire Department, and coordinate efforts with the County of Santa Barbara Environmental Health Division and the California Highway Patrol, to require the proper use, transportation, treatment, and disposal of hazardous materials.

Objective 9.1.a - Hazardous Waste Storage

Require businesses that use and store hazardous materials to follow the regulations contained in the Uniform Fire Code and other appropriate State and Federal regulations.

Objective 9.1.b - Hazardous Waste Disposal

Comply with laws governing hazardous-waste management.

Objective 9.1.c - Hazardous Waste Transport

Plan for and provide a safe transport of hazardous materials and waste by designating safe truck routes that have limited or no exposure to residential areas.

Objective 9.1.d - Hazardous Waste Management

Continue to work with Santa Barbara County and the Southern California Hazardous Waste Management Authority to identify and promote safe, effective, economical, and feasible methods for managing the hazardous waste generated in the Planning Area.

Objective 9.1.e - Business Retention

Encourage businesses and industries that do not produce or use significant amounts of hazardous waste to locate in the Planning Area.

Implementation Programs.

1. Support State and County regulations with respect to the transportation, use, storage, treatment and disposal of hazardous materials and wastes.

2. Enforce the hazardous material regulations of the Uniform Fire Code and other State and Federal regulations.

3. Continued adoption of the most recent edition of the Uniform Fire Code.

4. Review developments with respect to hazardous materials and condition projects with appropriate mitigation measures through the land use and CEQA processes.

Accomplishments to Date.

1. The City of Santa Maria adopted the countywide Household Hazardous Waste Element in 1995.

2. In accordance with Article 80 of the Uniform Fire Code, industrial and commercial hazardous material users are required to provide the fire department with either a hazardous material inventory statement or a hazardous materials management plan that lists the hazardous materials used on the site, a description of where and how each is stored, and how each react in a fire.

3. Industrial and commercial hazardous material users are required to provide a Business Plan to the County Environmental Health Services Department.

4. The California Highway Patrol and the City's Municipal Code have designated appropriate hazardous material transport routes.

Anticipated Results.

1. Compliance with the County of Santa Barbara County Hazardous Waste Management Program.

2. Continued safe use, storage, transport, and disposal of hazardous materials.

GOAL 10 - EMERGENCY PREPAREDNESS

Maintain an emergency preparedness plan to respond to natural and man-made disasters.

POLICY 10

Maintain an up-to-date emergency preparedness plan that identifies the authority, responsibility, function, and operation of the City during an emergency.

Objective 10.1.a - Multihazard Functional Plan

Continue to follow the procedures and tactics detailed in the Multihazard Functional Plan during emergency situations associated with natural disasters, technological incidents, and nuclear defense operations, and update the Plan regularly as new information becomes available.

Objective 10.1.b - Emergency Preparedness

Organize city personnel for coordinated response in the event of a disaster or other emergency situation.

Objective 10.1.c - Mutual Aid

Continue to assist and be assisted by other jurisdictions and the State of California in an emergency through participation in the California Master Mutual Aid Agreement.

Implementation Programs.

1. Update the Multihazard Functional Plan on an as needed basis to reflect new information and technology.

2. Maintain the Emergency Services Ordinance codified as Chapter 17 of Title 2 of the City of Santa Maria Municipal Code.

3. Continue participation in the California Master Mutual Aid Agreement.

4. Perform emergency response preparedness exercises on a regular basis.

5. Update each Department's Standard Operating Procedures (SOP) on a regular basis and distribute the SOP's to employees so responsibilities during an emergency are known in advance.

6. Develop an information release program to familiarize the public with the Goals, Policies, and Objectives of the Safety Element. Special attention should be afforded to those groups particularly susceptible to seismic, flooding, fire and other hazards, including, but not limited to, school districts, agencies involved with the elderly, and agencies involved with the handicapped.

7. Review and update the Safety Element as new information becomes available.

8. Develop a program to strengthen the communication and understanding between agencies, both public and private, that must work together during an emergency.

9. Implement a Geographic Information System to keep track of the current status of infrastructure systems within the Planning Area.

Accomplishments to Date.

1. Emergency preparedness plans and procedures that are current and up-to-date.

2. A Master Mutual Aid Agreement between the City and the State of California and other local agencies.

Anticipated Results.

1. A coordinated emergency response effort between City departments, and between the City of Santa Maria and other agencies.

2. A reduction in deaths, injuries, and property damage as a result of a disaster.

RESOURCES MANAGEMENT ELEMENT
of the
SANTA MARIA GENERAL PLAN

Adopted May 7, 1996

CITY OF SANTA MARIA
GENERAL PLAN

RESOURCES MANAGEMENT ELEMENT

City of Santa Maria
110 East Cook Street
Santa Maria, California 93454

Prepared by:

Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93454
(805) 925-0951, x244

Project Staff:

Sean D. Gibson, Project Planner
John P. Shoals, Project Planner
Marc P. Bierdzinski, AICP, Project Planner

William H. Orndorff, Director
Jim Stern, Assistant Director

Adopted May 7, 1996
City Council Resolution No. 96-63

RESOLUTION NO. 96-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA ADOPTING THE RESOURCES MANAGEMENT ELEMENT GP-93-07

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on April 3, 1996, for the purpose of considering the Resources Management Element, and adopted Resolution No. 2087 (Exhibit A) recommending the repeal of the Environmental Resources Management Element (1981), the Recreation and Park Plan (1965), the Public Buildings Plan (1967), and the Library Plan (1968), and adoption of the Resources Management Element; and

WHEREAS, on May 7, 1996, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the Resources Management Element as a comprehensive update to the Environmental Resources Management Element of the Santa Maria General Plan, GP-93-07; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Resources Management Element contains two of seven State mandated general plan elements, and the State General Plan Guidelines recommend that state-mandated general plan elements be revised every 4 to 5 years to incorporate new information and to reflect changes in community needs and values; and

WHEREAS, the existing Environmental Resources Management was adopted in 1981 with minor revisions through 1993, but has not had major revisions since its adoption in 1981; and

WHEREAS, the Environmental Resources Management Element Update sets forth goals, policies, objectives, and implementation programs regarding the utilization, conservation, and preservation of environmental resources, historical/archaeological resources, public facilities and services, recreation and parks, private community services, and growth management; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the existing outdated Environmental Resources Management Element adopted in August, 1981; the outdated Recreation and Park Plan - Element No. 4 of the General Plan adopted in 1965; the outdated Public Buildings Plan - Element No. 5 of the General Plan adopted in 1967; and the outdated Library Plan - Element No. 7 of the General Plan adopted in 1968; and replace said elements with the Resources Management Element; and

WHEREAS, the City Council reviewed and adopted an Initial Study/Mitigated Negative Declaration (E-93-63) for the update to the Environmental Resources Management Element prior to taking action on the project; and

WHEREAS, at the completion of said public hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Santa Maria General Plan is hereby revised by repealing the Environmental Resources Management Element (1981), the Recreation and Park Plan (1965), the Public Buildings Plan (1967), and the Library Plan (1968), and replacing them with the Resources Management Element, subject to the mitigation measures contained in the March 13, 1996, Initial Study/Mitigated Negative Declaration, based on the following finding:

a. The Resources Management Element is consistent with, and takes into account, the goals, policies, objectives, and programs contained in the other elements of the City of Santa Maria General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held May 7, 1996.

/s/ JOE CENTENO
Mayor Pro tem

ATTEST:

/s/JANET KALLAND
City Clerk

EXHIBIT A - Planning Commission Resolution 2087

CONTENTS:

BY: _____
DEPARTMENT HEAD

BY: _____
CITY ADMINISTRATOR

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

EXHIBIT A

RESOLUTION 2087

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A COMPREHENSIVE UPDATE OF THE ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-93-07

WHEREAS, On April 3, 1996, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering a comprehensive update to the Environmental Resources Management Element of the Santa Maria General Plan, GP-93-07; and

WHEREAS, said public hearing was for the purpose of formulating and forwarding recommendations to the City Council of the City of Santa Maria regarding project GP-93-07; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the State General Plan Guidelines recommend that state-mandated general plan elements be revised every four to five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, the existing Environmental Resources Management Element was adopted in August, 1981 with minor revisions through November, 1993, but has not had major revisions since its adoption in 1981; and

WHEREAS, the Environmental Resources Management Element Update sets forth goals, policies, objectives, and implementation programs regarding the utilization, conservation, and preservation of environmental resources, historical/archaeological resources, public facilities and services, recreation and parks, private community services, and growth management; and

WHEREAS, it is the intent of the City of Santa Maria to repeal the existing outdated Environmental Resources Management Element adopted in August, 1981; the outdated Recreation and Park Plan - Element No. 4 of the General Plan adopted in 1965; the outdated Public Buildings Plan - Element No. 5 of the General Plan adopted in 1967; and the outdated Library Plan - Element No. 7 of the General Plan adopted in 1968; and replace said elements with the Resources Management Element; and

WHEREAS, the Planning Commission reviewed and recommended that the City Council find that implementation of the Resources Management Element will not create substantial adverse impacts on the environment, and directed the filing of Mitigated Negative Declaration, E-93-63; and

WHEREAS, at the completion of said hearing, the City Planning Commission duly considered all evidence presented at said hearing;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria that it is recommended that the City of Santa Maria City Council revise the Santa Maria General Plan by repealing the outdated Environmental Resources Management Element (1981), the outdated Recreation and Park Plan (1965), the outdated Public Buildings Plan (1967), the outdated Library Plan (1968), and adopting the Resources Management Element, with the changes noted in Attachments A and B, and subject to the Mitigation Measures contained in the March 13, 1996, Initial Study/Mitigated Negative Declaration (E-93-63), based on the following finding:

1. The Resources Management Element is consistent with the goals and polices of the City of Santa Maria General Plan.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Santa Maria held April 3, 1996, by the following roll call vote:

AYES: Commissioners Bill Perry, Nancy Johnson, Trent Benedetti, Larry Lavagnino, Chuck Oberdeck

NOES: None

ABSENT: None

BILL PERRY, Chairman
City Planning Commission

ATTEST

WILLIAM H. ORNDORFF, Secretary
City Planning Commission

RESOLUTION NO. 96-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE ADOPTION OF THE RESOURCES MANAGEMENT ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-93-07, E-93-63

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on April 3, 1996, for the purpose of considering the Resources Management Element, and adopted Resolution No. 2086 (Exhibit A) recommending the filing of a mitigated negative declaration for the proposed project; and

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing on April 16, 1996, for the purpose of considering the March 13, 1996, Initial Study/Mitigated Negative Declaration for the proposed project; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) of 1970, Public Resources Code Sections 21000 et. seq., as amended, require the evaluation of the environmental impacts of a project through an Environmental Impact Report (EIR) or negative declaration; and

WHEREAS, the City Council has reviewed and considered an Initial Environmental Study (E-93-63) and associated mitigation monitoring program for the hereinafter described project; and

WHEREAS, at the completion of said public hearing, the City Council duly considered all evidence presented at said hearing, and has determined the potentially significant environmental effects which were identified in the Initial Study (E-93-63) can be mitigated to acceptable levels through the incorporation of mitigation measures; and

WHEREAS, all mitigation measures will be monitored in accordance with Sections 500-502 of the City Environmental Procedures.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. It is the finding of the City Council of the City of Santa Maria that there will be no substantial detrimental environmental impact arising from the proposed project with the incorporation of mitigation measures.

2. The City Clerk is hereby authorized and directed to file a Mitigated Negative Declaration of Environmental Impact with the County Clerk.

PROJECT DESCRIPTION

Adoption of the Resources Management Element of the Santa Maria General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held May 7, 1996.

/s/ JOE CENTENO
Mayor Pro tem

ATTEST:

/s/JANET KALLAND
City Clerk

EXHIBIT A - Planning Commission Resolution 2086

APPROVED AS TO FORM:

BY: [signature]
CITY ATTORNEY

CONTENTS:

BY: [signature]
DEPARTMENT HEAD

BY: [signature]
CITY ADMINISTRATOR

EXHIBIT A

RESOLUTION NO. 2086

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND RECOMMENDING THAT CITY COUNCIL DIRECT THE FILING OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE UPDATE OF THE ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-93-07, E-93-63

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on April 3, 1996, for the purpose of considering a mitigated negative declaration, E-93-63, for the comprehensive update of the Environmental Resources Management Element of the Santa Maria General Plan; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970, Public Resources Code Section 21000 - 21774, as amended, require the evaluation of the environmental impact report or a negative declaration for all projects; and

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed and considered an Initial Environmental Study, E-93-63, and the associated mitigation monitoring program, incorporated herein by reference, for the comprehensive update to the Environmental Resources Management Element; and

WHEREAS, at the completion of said hearing, the Planning Commission duly considered all evidence presented at said hearing, and has determined that potentially significant environmental effects which were identified in Initial Study (E-93-63), incorporated herein by reference, can be mitigated to acceptable levels through the incorporation of mitigation measures; and

WHEREAS, all mitigation measures will be monitored in accordance with Sections 500-502 of the City's Environmental Procedures.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria that it is the recommendation to the City Council of said City that the City Council authorize the filing of a mitigated negative declaration, E-93-63, with the County Clerk of Santa Barbara County.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Santa Maria held April 3, 1996, by the following roll call vote:

AYES: Commissioners Bill Perry, Nancy Johnson, Trent Benedetti, Larry Lavagnino, Chuck Oberdeck

NOES: None

ABSENT: None

BILL PERRY, Chairman
City Planning Commission

ATTEST

WILLIAM H. ORNDORFF, Secretary
City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 96-62 which was duly and regularly introduced and adopted by said City Council at a regular meeting held May 7, 1996 by the following vote:

AYES: Councilmembers Abel Maldonado, Toru Miyoshi, Bob Orach and Mayor Pro tem Joe Centeno.

NOES: None.

ABSENT: Mayor Roger G. Bunch.

City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

CITY OF SANTA MARIA
INITIAL ENVIRONMENTAL STUDY
MITIGATED NEGATIVE DECLARATION
MARCH 13, 1996

COMPREHENSIVE UPDATE TO THE ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT OF THE SANTA MARIA GENERAL PLAN, GP-93-07, E-93-63,
FOR PLANNING COMMISSION MEETING OF APRIL 3, 1996

APPLICANT: City of Santa Maria
110 East Cook Street
Santa Maria, CA 93454

CONTACT PERSON: Marc P. Bierdzinski, AICP/John P. Shoals
Community Development Department
110 South Pine Street, Suite 101
Santa Maria, CA 93454

PROJECT DESCRIPTION: The proposed project is the comprehensive update to the Environmental Resources Management Element (ERME) of the City of Santa Maria General Plan. It involves the repeal of the existing ERME and adoption of an updated ERME, which is being renamed the Resources Management Element (RME). The RME contains the Conservation, Open Space, Recreation and Parks, Private Community Services, and Public Facilities and Services Elements.

LOCATION: Santa Maria Planning Area

PROCEDURE: Planning Commission review and recommendation to City Council regarding a Mitigated Negative Declaration, repeal of existing ERME, and adoption of comprehensive update to the Environmental Resources Management Element (ERME) of the General Plan as the RME.

ENVIRONMENTAL SETTING:

The ERME is a citywide project. Areas surrounding the City Limits, known as the Sphere of Influence and Planning Area, are also addressed in portions of this project. Therefore, vacant, undeveloped properties, as well as developed properties may be affected by the proposed project. These areas contain a wide variety of environmental characteristics. Please refer to the environmental setting sections of the Land Use Element EIR and the Sphere of Influence Boundary Expansion and Concurrent Annexation EIR for a complete and detailed description. These documents are hereby incorporated by reference into this initial study and are available for review at the Community Development Department.

PROJECT DESCRIPTION:

The proposed project involves the complete update of the Environmental Resources Management Element (ERME) of the City of Santa Maria General Plan. The existing element, adopted in 1981, will be repealed, and replaced with a new element titled the Resources Management Element (RME). The Resources Management Element is a comprehensive long-range document which sets forth goals, policies, objectives, and programs to address the conservation and preservation of those resources that are valuable to the City of Santa Maria and its planning area, including the provision of public facilities, public services, private community services, and park and recreation facilities to meet the existing and future needs of the community.

The RME addresses development needs including additional public facilities and infrastructure expansion. Environmental review of these proposals have already been addressed in separate documents or are too speculative at this time so they will be addressed during site specific environmental review.

The RME also discusses the future construction of a solid waste material reduction facility. Impacts resulting from this proposal are too speculative to address at this time since no specific application has been received for the project. Therefore, environmental review will occur at the development stage.

PROJECT ENVIRONMENTAL REVIEW:

The environmental impacts associated with the proposed project were determined using the City of Santa Maria Staff Project Environmental Checklist (attached). The following categories were determined to be, or have the potential to be, significantly adverse: Earth, Water, Plant Life, Animal Life, Land Use, Natural Resources, Transportation/Circulation, Public Services, Energy, Utilities, Recreation, Cultural Resources, Archaeological Resources, Minerals and Soils, and Cumulative Short and Long Term Impacts.

All other impact categories have been determined to be insignificant based on information in the record, and from the comments contained within the Staff Project Environmental Checklist. No significant impacts were found in the areas of Noise, Polluting Sources, Risk of Upset, Population, Housing, Human Health, and Aesthetics. The staff project environmental checklist discusses the evaluation of these topics.

The following discussion of the potential adverse environmental impacts includes mitigation measures which would reduce all identified impacts to a level of insignificance, and are recommended to be included in the conditions of approval for the project. If the decision makers wish to delete a mitigation measure which is proposed to mitigate a significant impact, an alternative mitigation measure should be agreed to by the applicant and made part of this study. Verification that these mitigation measures have been implemented will be monitored as described in Sections 500-502 of the City of Santa Maria's Environmental Procedures. The monitoring checklist is included at the end of this report.

EARTH IMPACTS

The RME contains policies and objectives which relate to surface mining and the reduction of flooding hazards. The flood control policies and objectives will create a positive impact by reducing flooding hazards so no mitigation measures are required.

Surface mining of the Santa Maria River may result in a significant impact. These potential impacts include wind and water erosion, changes in siltation, and river channel modification. The following mitigation measure will reduce any impacts resulting from surface mining policies and objectives to a level of insignificance:

1. All surface mining activities shall be governed by the State Surface Mining and Reclamation Act and Chapter 47 of Title 12 of the Santa Maria Municipal Code. All lands that are mined shall be reclaimed in accordance with these laws.

WATER IMPACTS:

The RME contains policies and objectives relating to surface mining, drainage infrastructure, and wastewater collection and treatment. Potential impacts resulting from these policies and objectives include the continued use of the Santa Maria River for surface mining activities, the lining and improvement of drainage channels, and increased effluent discharge into the groundwater basin from the wastewater treatment plant.

The impacts from surface mining activities are described in the Earth Impact Section above. The mitigation measure listed under that section will also reduce any water related impacts from surface mining to a level of insignificance. Flood control impacts were also addressed in the Earth Impact Section and determined to be a beneficial impact.

The increase in effluent discharge has the potential to degrade the groundwater quality. However, the effluent must meet the discharge requirements of the State Regional Water Quality Control Board which will ensure that the groundwater is not impacted. Therefore, the impact is not considered significant.

PLANT AND ANIMAL IMPACTS:

The RME includes objectives and policies relating to surface mining of the Santa Maria River. Plant species and animal habitat may be significantly impacted by mining of the river. The mitigation measure listed in the Earth Impact Section will also reduce plant and animal impacts associated with surface mining to a level of insignificance.

The RME will also beneficially impact plant life and animal habitat through the expansion of the urban forest and through designation of additional open space areas.

LAND USE:

The RME indicates the need for an increase in trunk sewer capacity, which will accommodate a greater population. However, the population to be served has already been projected through the City's Land Use Element and Sphere of nfluence study. Any trunk line expansion will not accommodate growth above what is currently projected in those documents. Therefore, the impact is not considered significant. Other impacts to land use are considered positive, particularly the objective to provide adequate open space areas.

NATURAL RESOURCES:

The RME includes objectives and policies to allow the increased use, or rate of use, of sand, gravel, and oil. Oil extraction would not be a significant impact and will likely decrease based on historical production trends. Sand and gravel mining may increase as it is an abundant resource in the area. The impact of surface mining has been discussed in the Earth Impact section. The mitigation measure described in that section will reduce all surface mining impacts to a level of insignificance. Existing use of groundwater may decrease with importation of State Water. The effects of State Water and reduction of groundwater depletion have been addressed in prior environmental documents. No significant impacts are expected.

TRANSPORTATION/CIRCULATION:

Recreation and park policies and objectives may result in secondary impacts to transportation facilities and circulation through increased use of these facilities. These impacts, however, are too speculative to address at this time. Any future facilities will be subject to site specific environmental review. Hazards to cyclists may be present with the proposed bikeway olicies and objectives. Any such hazards would be addressed at time of bikeway development and through policies and objectives of the City's Circulation Element.

PUBLIC SERVICES:

The RME contains policies and objectives in the areas of police protection, fire protection, schools and parks and recreation.

Impacts to police and fire protection are not considered significant since the RME provides for maintaining and improving these services.

Development of additional open space areas as parks, along with the expansion of area libraries, generates the potential for secondary impacts to traffic circulation. However, these impacts are too speculative to address at this time. Any future developments will be subject to site specific environmental review.

The City provides a coordination role in school facilities. Therefore, no impacts to school are anticipated as part of the RME.

ENERGY:

The RME includes policies and objectives to manage energy resources through alternative energy use and development and conservation. The project involves policies for active solar, passive solar, and energy savings through recycling, construction materials, insulation, siting, design, and orientation. This is a positive impact and no mitigation measures are required.

The RME includes policies and objectives to promote and require energy conservation measures. Thus, an increase in per-capita energy demand is not anticipated to occur with the proposed project. The development or use of alternative energy may have significant impacts, but would be addressed at the development or design stage since it is too speculative to analyze at this time.

UTILITIES:

The RME contains policies and objectives for the wastewater collection and treatment system, the water supply and water system, the storm water drainage system, and for solid waste disposal. The policies and objectives relate to increases in demand, public safety, and for quality control. As identified in the Earth Impact Section, storm drainage improvements are considered a beneficial impact. Wastewater, water, and solid waste improvements are necessary to support existing and projected growth within the City as identified in the Land Use Element and the Sphere of Influence/Annexation Study. The environmental review for the impacts of the total projected population has occurred as part of the EIR's for these documents. Therefore, the RME policies and objectives provide the necessary infrastructure to support the projected buildout population of the City. Therefore, the impact is not considered significant and no mitigation measures are required.

RECREATION:

The project includes provisions for adequate recreational opportunities for all city residents. No reduction in recreational quantity or quality is proposed. These are positive impacts requiring no mitigation measures.

CULTURAL RESOURCES:

The project includes an expanded use of historic district overlay and increased historical and cultural awareness measures. These historic and cultural awareness measures are a positive impact to the community and create no significant, adverse impacts.

ARCHAEOLOGICAL RESOURCES:

The policies of the RME may lead to official registration or recording of archaeological sites. This may result from construction activities or new archaeological surveys. Disturbance of archaeological sites may be a significant impact. The following mitigation measures will reduce archaeological impacts to a level of insignificance:

1. All construction activities shall cease if archaeological artifacts on found on a project site. A qualified archaeologist shall be retained by the project applicant to investigate the find and to make appropriate recommendations. If human remains are encountered, the Coroner's Office shall be contacted.

2. All archaeological discoveries shall be reported to the University of California, Santa Barbara Archaeological Information Center.

MINERALS AND SOILS:

The RME contains "mineral" policies and objectives that affect sand and gravel in the planning area. The environmental impacts are addressed under the Natural Resources section of this report. The RME contains polices and objectives that limit the loss of prime agricultural land which is considered a beneficial impact.

CUMULATIVE SHORT AND LONG TERM IMPACTS:

Short term impacts are not anticipated to be significant since the policies and objectives of the RME are long term. Infrastructure improvements and the importation of State Water could be considered growth inducing. However, these improvements have been designed to accommodate growth already projected for the City through the Land Use Element and Sphere of Influence study. Therefore, the policies, objectives, and programs in the RME have been designed to support growth within the City that has been previously identified and is not in itself growth inducing. The growth projections in the Land Use Element and Sphere of Influence study have also undergone extensive environmental review.

ENVIRONMENTAL RECOMMENDATION:

Based upon the information available at the time of the preparation of this Initial Study and without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that the Planning Commission recommend to City Council that a mitigated negative declaration be filed for GP-93-07 based on the information contained in E-93-63.

PREPARED BY: City of Santa Maria
Community Development Department
110 South Pine Street, #101
Santa Maria, CA 93454

Mary P. Bierdzinski
Environmental Analyst

3-12-96
Date

Robert L. Lowenstein
Environmental Officer

3-12-96
Date

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PREFACE

The Environmental Resources Management Element (ERME) was adopted by the City Council on April 4, 1981. The ERME includes the state-required Open Space and Conservation Elements. Reformatted in April 1987, the ERME includes amendments made through November 1993. This document updates the ERME that was adopted in 1981 and provides new information, and develops new goals, policies, objectives and implementation programs.

The goals, policies, objectives and programs in the ERME Update are based on the findings contained in the Background Information Report (BIR) that was prepared in January 1996. The Background Information Report is included as the technical appendix to the ERME Update.

The former ERME primarily addressed environmental issues with respect to natural resources and did not fully address man-made resources such as public infrastructure, facilities and services. In order to broaden the scope of this element, public facilities and services, recreation and parks, private community services (including schools), and growth management have been incorporated into this document. This element has also been renamed as the Resources Management Element (RME).

The RME fulfills the State Planning Act (Government Code Sections 65302(d) and 65302(e)) which mandates that a local agency's general plan include a conservation element and open space element. The RME consists of the City of Santa Maria's Conservation and Open Space Elements, and Elements that address Recreation and Parks, Public Facilities and Services, Private Community Services, and Growth Management.

I. INTRODUCTION

A. INTRODUCTION

The City's ability to sustain growth depends on the availability and utilization of resources, and the capacity of public facilities and services.

As the City of Santa Maria's population increases, the demand for resources will also increase. Consequently, non-renewable resources will continue to decrease, and without proper management, resources that are considered renewable will also diminish. The quantity and quality of resources will also be affected. Thus, it is extremely important that the City of Santa Maria address resource concerns.

Growth in Santa Maria does not only depend on natural resources and environmental constraints. The capacity and quality of the City's public facilities and services are also important issues. Without adequate public infrastructure, the residents of the City will experience reduced levels of service.

The Resources Management Element (RME) is a comprehensive long-range planning document which sets forth goals, policies, objectives, and programs to address the conservation and preservation of those resources that are valuable to the City of Santa Maria and its planning area. The RME also includes the provision of public facilities, public services, private community services, and park and recreation facilities to meet the existing and future needs of the community.

B. ASSUMPTIONS

The Resources Management Element is based on certain assumptions which have a direct effect on the physical resources within the Planning Area, and the City's ability to provide public facilities and services. The following assumptions are based on past and current trends as well as future projections.

1) The anticipated growth associated with development under the Land Use Element will result in a corresponding increase in demand for resources (renewable and nonrenewable), public facilities, public services, and parks and recreation facilities.

2) As current, nonrenewable resources (oil, natural gas, water) become scarce, conservation, and the utilization of renewable resources will become the only acceptable alternatives.

3) Based on the growth rate assumptions from the Land Use Element and Sphere Study, the City's population is expected to be about 82,400 in the year 2000 and 100,000 by the year 2010. According to the 1994 Growth Forecast prepared by the Santa Barbara County Association of Governments (SBCAG), Orcutt is expected to have a population of about 37,600 people by the year 2010. The population of the Santa Maria/Orcutt area is projected to be 137,600 by the year 2010.

II. CONSERVATION AND OPEN SPACE ELEMENTS

A. INTRODUCTION

This Element of the General Plan combines the state-required Conservation and Open Space Elements. As such, the Element addresses the conservation, development and utilization of natural resources, and the preservation and enhancement of archaeological and cultural resources of historical significance to the City of Santa Maria and the Santa Maria Valley.

1. Conservation

Conservation is the wise management of resources to prevent waste, destruction or neglect. By conserving resources, their continued availability for use by present and future generations can be assured. Resources include water, energy, minerals, soils, rivers and other waterways, wildlife (plants and animals), archaeological sites, and historical buildings.

California Planning Law states that local jurisdictions must have a Conservation Element for the conservation, development and utilization of natural resources including water, soils, rivers, wildlife, minerals and other natural resources (Government Code Section 65302(d)).

2. Open Space

In accordance with Government Code Section 65302(e), the Santa Maria General Plan must include an Open Space Element. The Open Space Element is a plan for the comprehensive and long-range preservation and conservation of "open space land" (Government Code Section 65563). "Open space land" is any parcel or area of land or water which is essentially unimproved and devoted for open space use as specified below:

1. Open space for the preservation of natural resources including, but not limited to, areas for preservation of plant and animal life, areas for ecologic study purposes, rivers, and watershed lands.

2. Open space for the managed production of resources, agricultural lands, recharge of groundwater basins, and mineral deposits.

3. Open space for outdoor recreation includes areas of historic and cultural value, park and recreation purposes, utility easements, corridors, trails, and pipeline and railroad corridors that serve dual purposes.

4. Open space for public, health, and safety includes areas for special management or regulation because of hazardous conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, fire protection, water reservoirs, and airport clear zones.

3. General Plan Open Space Designations

There are four open space classifications within the General Plan Land Use Element. They are: Conservation Open Space, Agricultural Open Space (Prime), Agricultural Open Space (Secondary), and Recreation Open Space. The City's Open Space areas are identified on the Land Use Policy Map in the Land Use Element.

The purpose of the Conservation Open Space (COS) classification is to preserve certain areas to protect natural resources, to provide scenic corridors along railroad rights-of-way and utility easements (e.g., pipelines, drainage basins), and to provide land use buffers to minimize or reduce land use conflicts. Areas designated COS include wildlife habitat areas, water resource areas, archaeological sensitive areas, urban forest, mineral resource areas, and hazardous open space. The Safety Element identifies hazardous open space areas which includes flood zones, airport clear zone, earthquake zones, fire risk areas and unstable soils. For additional discussion on the COS land use classification, please refer to the Land Use Element.

Agricultural Open Space consists of two classifications--Prime Agricultural Open Space (AOS-I) and Secondary Agricultural Open Space (AOS-II). AOS-I includes all land classified as prime agricultural (Class I and II soils) with intensive agricultural uses (such as crops). AOS-II involves land of lesser quality with less intensive agricultural uses and grazing. Refer to the Land Use Element for further discussion on these land use classifications.

The purpose of the Recreational Open Space (ROS) land use classification is to identify land to be used for future parks, preserve existing park and recreation facilities, and reserve open space corridors for recreational opportunities. As such, ROS includes existing and proposed recreational facilities, including neighborhood, community, and regional parks, multi-purpose trails (bicycle and pedestrian), and equestrian trails. Additionally, this land use classification is used to preserve public utility easements, railroad rights-of-way, drainage basins, and other areas that can be developed into recreational facilities without compromising the primary purpose of the right-of-way.

B. FINDINGS AND PLANNING CONSIDERATIONS

Under the provisions of California Planning Law, this Element of the Santa Maria General Plan provides for the conservation, development, and utilization of natural resources, and provides for the preservation of archaeological and cultural resources of historical significance to the City of Santa Maria and its planning area. This section discusses the planning considerations and findings with respect to each resource.

1. Water Resources

Water is a limited resource and must be continuously monitored to identify changes in supply, demand, and quality. Water supply changes with rainfall, drought, and use. Water demand changes with land use, and changes in population. The quantity and quality of existing water resources is a primary concern of the City of Santa Maria.

The City of Santa Maria and its sphere of influence depend entirely on groundwater as the only source of water. Orcutt Creek and the Santa Maria River are the main surface resource areas, but serve only to recharge the groundwater basin.

The water supply of the City has historically been the Santa Maria Groundwater Basin. Approximately one million acre feet of usable water is available in the Basin.[1] The Santa Maria Groundwater Basin has been in an overdraft state for about 70 years. The long-term average recharge of the Basin is 76,200 acre feet per year (AFY), and an annual overdraft of about 30,000 AFY.

The City extracts water for municipal uses from the Orcutt Sub-basin of the Santa Maria Groundwater Basin (Figure RME-1). Urban and agricultural uses pump about 28,240 AFY while the safe yield is 9,670 AFY resulting in an overdraft of about 18,570 AFY.[2] The City currently extracts 12,000 AFY from this sub-basin at a per capita water consumption rate of 0.21 AFY. The amount of overdraft attributed to the City of Santa Maria is approximately 2,016 AFY. The City's estimated share of the safe groundwater extraction yield is 4,270 AFY.[3]

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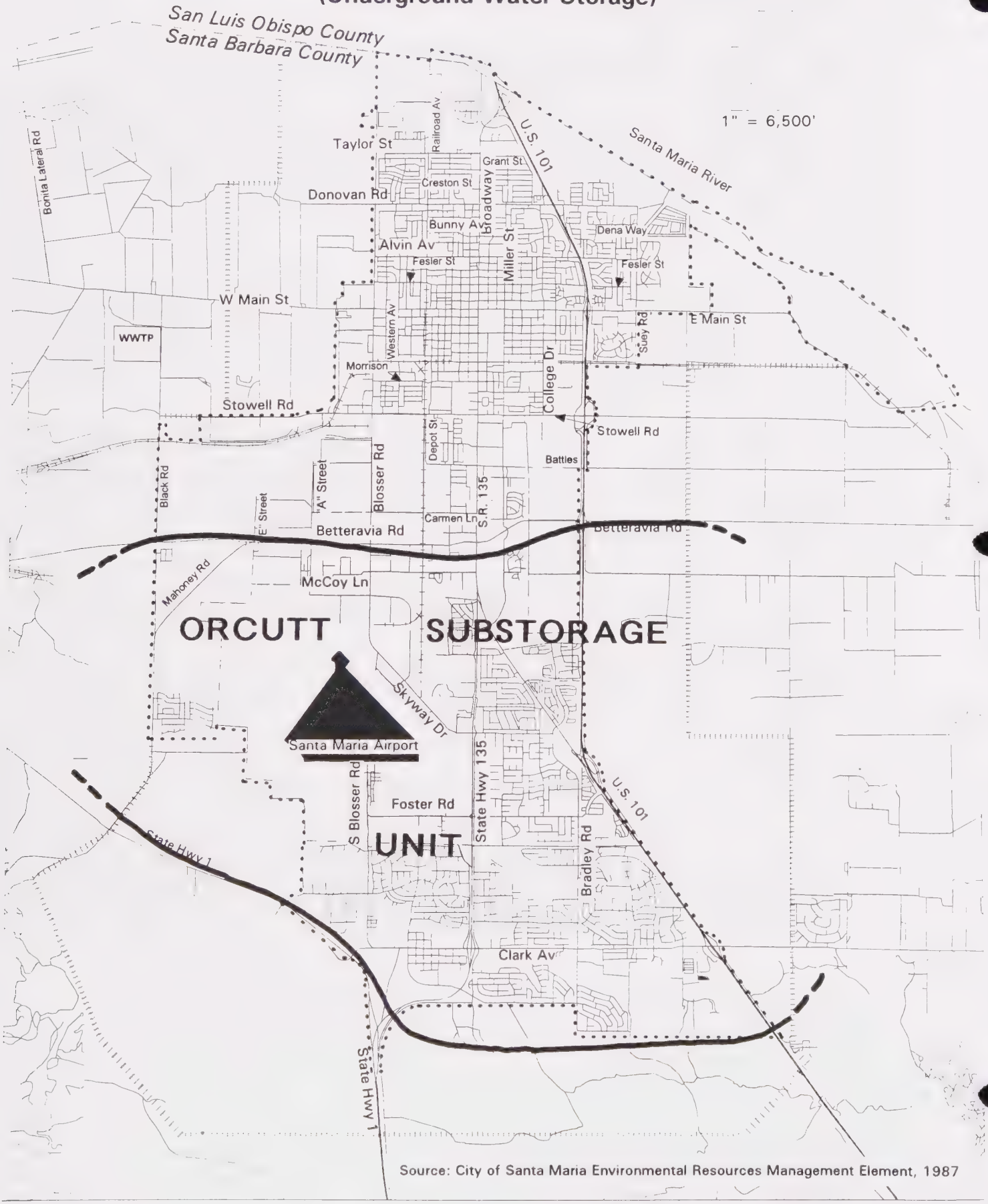
[1] Water Advisory Committee. Long Term Water Management Plan. February 1991.

[2] Ibid.

[3] City of Santa Maria. Growth Mitigation/Management Report. August 1992.

Figure RME-1
Orcutt Substorage Unit
(Underground Water Storage)



Source: City of Santa Maria Environmental Resources Management Element, 1987

This continuous overdrafting could damage the City's main water supply by reducing the total volume of the groundwater basin, and degrading the quality of water. Further, continued overdrafting will cause both the Santa Maria Groundwater Basin and Orcutt Sub-basin to become unreliable sources of water. Under these conditions, the existing water sources cannot supply the present and future water demands of the City and its sphere of influence.

To improve water resources, the City has taken several actions. These include groundwater recharge programs and the importation of water from the State Water Project (State Water). The City also encourages water conservation.

The City of Santa Maria and the Santa Barbara County Flood Control and Water Conservation District and Water Agency (SBCFCD) have instituted several programs to improve and increase groundwater recharge to the Santa Maria Basin. The City and SBCFCD jointly developed regional recharge basins south of Blosser Road and south of Stowell Road (the LaBrea and Kovar Basins). These basins are designed to retain storm water, and to allow that water to percolate into the groundwater basin. Groundwater recharge programs currently replenish the Basin by recharging more than 20,000 acre-feet of water annually through the Santa Maria River, local retardation basins, and regional recharge basins.

For many years, the City of Santa Maria has been planning to import water from the State Water Project. The City has contracted for 16,200 acre-feet of water per year. Water from the State Water project is scheduled to arrive in 1996. This new source of water will decrease local overdrafting, and improve the City's water quality.

Water from City wells at the Santa Maria Public Airport contains more than 800 parts per million (ppm) total dissolved solids (TDS). Maximum federal limits for municipal water TDS is 500 ppm, and the State limit is 1,000 ppm. The Background Information Report (Technical Appendix) provides a more detailed discussion of water resources and infrastructure.

The Land Use Element projects that the City of Santa Maria will have a population of about 100,000 people by the year 2010. Implementation of groundwater recharge programs, water conservation measures, and the importation of State Water will assure a reliable water source that would support the existing and future water demands of the City. Sufficient water is available to support a City population of approximately 111,000 people.[4]

2. Air Quality

Clean air is an important resource to the people of Santa Maria and Santa Barbara County. Good air quality enhances a community's living and working environment. Conversely, poor air quality adversely affects public health. Typical pollutants come from automobiles, solvents, industrial processes, fuel combustion, petroleum processes, agriculture, and construction activity (dust and particulates). Agricultural pollutants include emissions from heavy equipment, the application of pesticides, cattle feed yards, and similar uses. These air pollutants are considered local, and are difficult to quantify.

Air quality and air emissions are regulated by the United States Environmental Protection Agency (EPA), the California Air Resources Board (CARB) and the Santa Barbara County Air Pollution Control District (APCD). Air quality regulators are governed by the Federal Clean Air Act (FCAA) and the California Clean Air Act (CCAA). Santa Maria is located within the South Central Coast Air Basin which is administered by the Santa Barbara County APCD.

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[4] City of Santa Maria. Bienniel Resource Infrastructure Standards and Capacity Update. January 1996.

Although air quality in Northern Santa Barbara County, including Santa Maria, has been generally improving during recent years, the EPA has designated all of Santa Barbara County as a moderate non-attainment area for the federal ozone standard. The CARB has designated the entire county as a moderate non-attainment area for the State ozone standard, and fine particulates (particulate matter less than ten microns in diameter - PM_{10}).

Several air quality improvement plans have been adopted for Santa Barbara County. These plans include the Air Quality Attainment Plan and the Rate of Progress Plan (ROPP). In 1993, the APCD approved the Rate of Progress Plan (ROPP) for Santa Barbara County. The ROPP is a report to the CARB, as required by the Federal Clean Act Amendments of 1990. The Rate of Progress Plan must demonstrate that the existing and proposed control measures will, by 1996, reduce emissions of reactive organic gases (ROG), an ozone precursor, to a level 15 percent below 1990 levels. These plans primarily address emissions from vehicles, commercial uses, industrial, and other urban activities. In 1994, the APCD Board of Directors approved the 1994 Clean Air Plan which implements the 1993 ROPP.

In Santa Maria, the state standard for ozone was exceeded one time in both 1992 and 1993. The federal ozone standard was not exceeded. The state standard for PM_{10} has been exceeded at least one from 1989 through 1993.

Cities employ various measures to reduce air pollution. These measures range from the application of standard control measures to the promotion of alternative forms of transportation (carpools, vanpools, bicycling and public transit), and other measures to reduce air pollution at the primary source.

Biomass Pollution Shed Program

In addition to standard measures, trees can be used to reduce air pollution. Trees absorb and intercept harmful pollutants such as particulates and Carbon Dioxide. And by means of evapotranspiration, providing shade, and blocking solar radiation, trees cool the urban air.[5] This cooling effect lowers air pollutant concentrations which rise when temperatures increase.

An urban forest can be classified as a "Biomass Pollution Shed" (BPS). A BPS is defined as an area of sufficient size to uptake or intercept a given amount of atmospheric pollutants. By absorbing and intercepting harmful pollutants, trees act as a "biomass pollution shed." While it is generally accepted that trees and vegetation help improve air quality, it has historically been difficult to quantify the value of vegetation. Data from the Chicago Urban Forest Climate Study found that the value of vegetation could be quantified.

Based on these findings of the Chicago Study, the City's Recreation and Parks Department (Parks Division) developed a BPS that converts the air pollution benefits from the urban forest into an "Emission Reduction Credit (ERC). A ERC is defined as an emission reduction of specific type and quantity that is registered with the Air Pollution Control District. The basic premise of the program is that publicly owned and managed vegetation could be used for emission reduction credit (the BPS program does not currently recognize private landscaping).

The Biomass Pollution Program in Santa Maria is in its preliminary stages, and will likely take a few more years before it can be implemented. The City has presented the BPS concept to the Santa Barbara County Air Pollution Control District. APCD has shown little interest in the program thus far. To date, State officials have shown no interest in the program. Please see the Background Information Report for a complete discussion of the BPS concept.

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[5] USEPA, 1992.

3. Energy Resources

Energy is an essential resource because it is necessary to operate and maintain our way of life. Consequently, people have become dependent on the adequacy and reliability of energy sources.

Santa Maria relies primarily on electricity and natural gas for household energy, and petroleum (gasoline and diesel) for most modes of transportation.

As traditional energy sources become more scarce and expensive, the continued use of these energy resources raise availability, conservation and environmental issues.

The City of Santa Maria must achieve a balance between growth-induced increases in energy demand and availability. Energy shortages cause disruptions in daily life. In response to these concerns, energy conservation has become a prominent local, national and global issue. Over the years, many methods of conservation have been applied. These range from increasing the energy efficiency of buildings, appliances, and buildings to the use of alternative forms of energy. Efficient use of energy reduces energy related costs, improves air quality, and conserves valuable resources.

Measures applied in the City of Santa Maria include energy conserving building standards, recycling, and transportation system improvements. The City also encourages energy conservation through site and building orientation and landscaping. According to the EPA, proper placement of trees next to buildings can reduce summer air conditioning costs by as much as 15% to 35%. The City has also instituted an alternative fuel vehicle pilot program. Local and state energy efficiency standards have contributed in the efforts to conserve energy resources.

Alternative energy sources (solar and biomass), and uses continue to be studied but are not highly utilized.

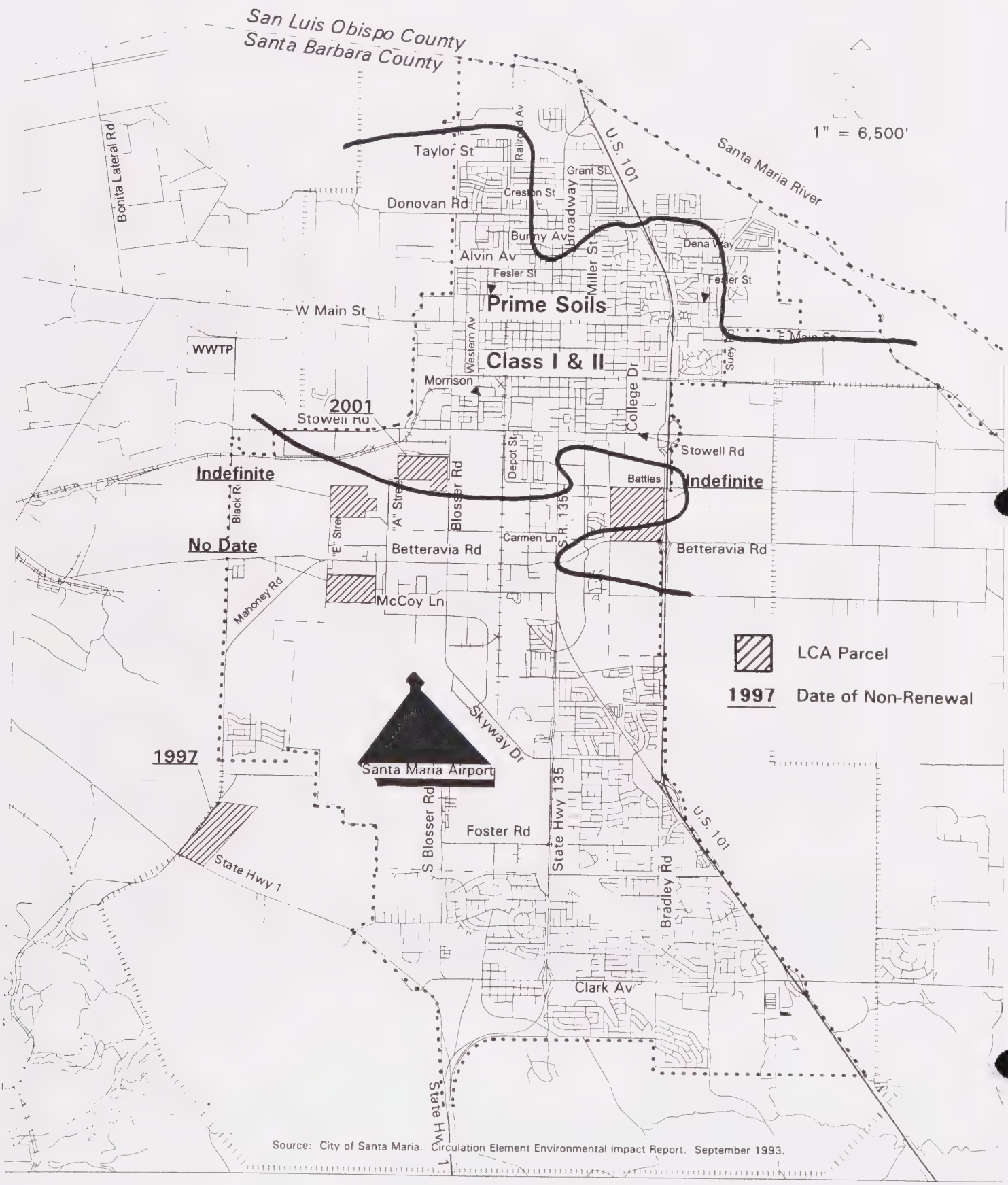
4. Agricultural Resources

Agriculture has historically played an important role in the economy and development of the City of Santa Maria and the Santa Maria Valley. Soil quality, water supply, year-round growing season, and level topography have made the Santa Maria Valley one of the most productive agricultural regions in the country. The Valley possesses the soil and climatic conditions suitable for vegetable crops (i.e., broccoli, cauliflower and lettuce) and field crops (i.e., barley and corn) often yielding three to four crops per year. Strawberries are also grown in abundance.

Agricultural activity in the Santa Maria Valley has progressively increased in terms of both acreage counts and crop values. These increases are attributed to "double" and "triple" cropping as well as the utilization of marginal lands for labor intensive crops (i.e., strawberries). The Background Information Report (Technical Appendix) more fully discusses agriculture. Figure RME-2 delineates prime agricultural soils and areas under Williamson Act contracts within the Planning Area.

A majority of the land under agricultural production within the Planning Area is located in the unincorporated areas surrounding the City. Land under agricultural production within City Limits includes a small area near the City landfill, and several acres recently annexed to the City of Santa Maria.

Figure RME-2
Prime Agricultural Soils and Preserves



Source: City of Santa Maria. Circulation Element Environmental Impact Report. September 1993.

While some of the recently annexed lands are planned for urban development, the City has taken actions to preserve agricultural land and to assure continued agricultural production. The Land Use Element shows the areas near Main Street, west of the City, and near Stowell Road, east of the City, as "Agricultural Land - No Urban Development." The City, along with Santa Barbara County and the Local Agency Formation Commission, adopted a greenbelt agreement to preserve land used for agriculture. The City also recognizes the California Land Conservation Act (the Williamson Act Contract Program) as a tool to preserve farmlands. The continued availability of prime agricultural land is important to the prosperity of the Santa Maria Area.

5. Soil Resources

High quality soils area a valuable resource to an area. Soils are rated and classified for their qualities which takes into account their suitability for agriculture or development, and their erosion potential. The Background Information Report (Technical Appendix) provides a complete description of the soil types, and their locations throughout the City and Planning Area.

There are two primary soil groupings within the City's planning area divided approximately by Betteravia Road. The southern soil group, Betteravia-Garey Association, are soils less suitable for agricultural use. The northern group, Sorrento-Mocho-Camarillo Association, are among the most productive in the Santa Maria Valley (refer to Figure RME-2).

6. Biological Resources (Vegetation and Wildlife)

Biological resources include plant and animal species, their habitats, and ecosystems.

Major plant associations in the Northern Santa Barbara County region have developed over time in response to influences of a variety of environmental factors, including climate and topography. Major plant associations in the Santa Maria Valley include: Chapparal, Coastal scrub, Riparian scrub, Oak woodland, Annual grassland (including grazing lands), Sandyhill Chaparral and Agricultural. The only significant wildlife habitat areas within the Planning Area are the fields surrounding the airport, riparian vegetation within the Santa Maria River and Orcutt Creek, and the Vernal Pool complex located southwest of the airport (Figure RME-3).

Sensitive habitats known to occur within the Planning Area include the Central Coast Riparian Scrub and the Coastal and Valley Freshwater Marsh. The Background Information Report (Technical Appendix) identifies plant associations in the region. The variety of vegetation communities in the Santa Maria Valley provide for many diverse habitat types which enhance the regions biological value.

The plant communities in the region provide suitable habitat for various species of animals, including populations of some wide ranging and mobile species of raptorial birds, waterfowl and deer.

Wildlife corridors are generally defined as connections between habitat patches that allow for physical or genetic exchange between isolated animal populations. These connections may serve a local purpose, such as foraging, and nesting or denning areas, or they may be regional in nature. There is limited information on the actual use of wildlife corridors in the region. However, there is a potential that the Santa Maria River, Cuyama River and Sisquoc River are used by wildlife to access habitats in the Sierra Madre and San Rafael Mountains. Wildlife corridors form a network that is essential to the regional ecology of an area.

Figure RME-3
Biological Resources

Although wildlife are generally renewable resources, the rates of regeneration are often slow and impeded by disruptive forces such as urbanization, human harassment, predator control, and pollution. The species and ecosystems in the region are considered to be of ecological, educational, historic, scientific, and aesthetic value to the people of the Santa Maria Valley.

7. Mineral and Oil Resources

Within the City's planning area, the primary resources suitable for mining and conservation are sand, rock, and oil.

Minerals

A mineral is any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including but not limited to coal, peat, bituminous rock, but excluding geothermal resources, natural gas, and petroleum.

The Santa Maria River channel is considered to be a valuable mineral resource. The River contains the largest resources of Portland Cement Concrete-grade aggregate and almost 90 percent of the available alluvial sand and gravel resources in the Santa Barbara-San Luis Obispo County region. In addition, the State of California classifies portions of the Santa Maria River MRZ-2 (Figure RME-4). This classification means that there is adequate information to indicate that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.

Mining has occurred along the Santa Maria and Sisquoc Rivers since the early 1900s. Presently, there are two companies mining sand and gravel from the river channel-Coast Rock Products, Inc. and Southern Pacific Milling Company. In addition, the City is also mining sand from the river for use at the City landfill. Coast Rock and Southern Pacific Milling are in the process to expand their commercial mining operations.

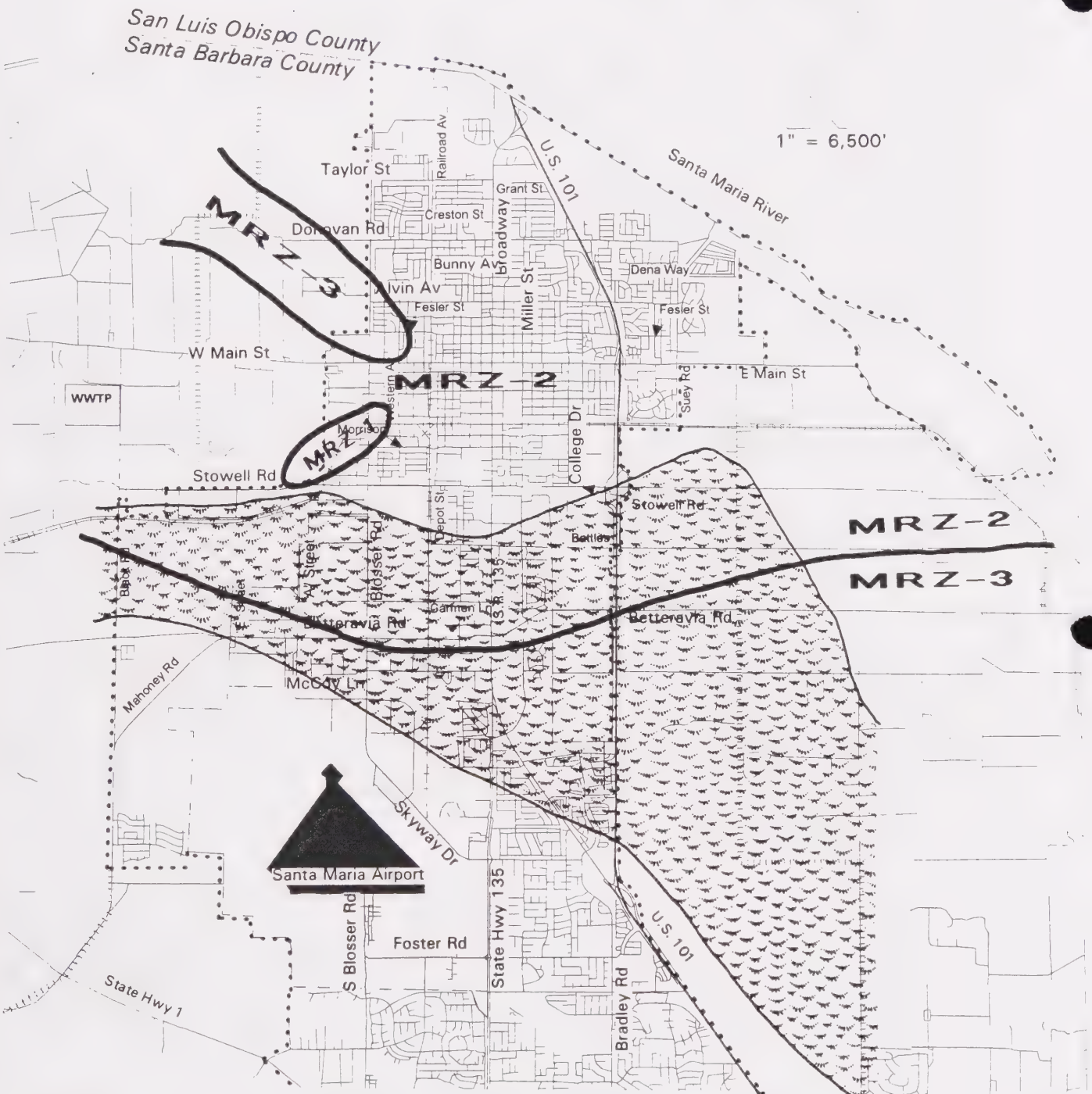
The State Department of Conservation's Division of Mines and Geology (DMG) is the principal state agency involved in the administration of mining operations. All surface mining operations in California must comply with the State Surface Mining and Reclamation Act of 1975 (SMARA). SMARA requires cities and counties containing areas classified as Mineral Resource Zone 2 or 3 (MRZ-2 or MRZ-3), Scientific Zone (SZ), or designated as mineral deposits of regional or statewide significance to include information on mineral deposits and policies in their General Plans (Public Resources Code Section 2762 and 2763). SMARA also requires cities and counties to regulate specific mining operations by local ordinance.

In accordance with State Law, the Santa Maria General Plan must develop policies that recognize, conserve and develop mineral resources; and provide for the reclamation of mined lands to prevent or minimize adverse impacts on the environment and to protect the public health and safety. The City of Santa Maria adopted Ordinance No. 93-23 establishing standards for mining and reclamation in compliance with the Surface Mining Act and Reclamation Act of 1975 (Chapter 47 of Title 12 of the Municipal Code). The Ordinance was revised in March of 1994 (Ordinance No. 94-4), and was certified by the State Mining and Geology Board in May 1994.

Oil Resources

Beginning in the early 1900s, the oil industry has played a key role in shaping the Santa Maria Valley. The search for oil led many oil prospectors to the Santa Maria-Orcutt Area. Productive oil operations have had a direct effect on the economy of the Valley.

Figure RME-4
Mineral Resource and Mining Production Areas



Source: State of California, State Mining Board and Division of Oil, Gas, and Geothermal Resources

Areas of Operational, Existing, or Abandoned Oil Facilities

MRZ-1 Area Where No Significant Mineral Deposits are Present

MRZ-2 Area Where Adequate Information Indicates that Significant Mineral Deposits are Present or Where it is Judged that a High Liklihood for their Presence Exists

MRZ-3 Area Containing Mineral Deposits the Signficance of Which Cannot be Evaluated from Available Data

In order to sustain oil as a valuable resource, several issues must be considered in the development of general plan policies. These issues include the preservation and conservation of active oil wells and the adverse impacts on the environment, including the safety and security of inactive wells and abandoned oil sumps.

Over the years as the oil became more scarce and the price of oil declined, oil drilling and pumping operations were reduced significantly. A majority of the active oil drilling and pumping operations occur in the unincorporated areas surrounding the City, with only a few active wells within City limits. Although oil field production has decreased over the last ten years, active wells continue to produce more than one million barrels on an annual basis. Based on the current data, oil continues to be a valuable natural and economic resource for the Santa Maria Valley.

As Santa Maria continues to grow, development will most likely occur in areas located within the former Santa Maria Oil Field. This oil field is the oldest and largest in Santa Barbara County encompassing land from the coast (adjacent to the southern boundary of the Guadalupe field) and extending inland across the Santa Maria Valley. The Santa Maria Oil Field has a high number of abandoned wells (approximately 400) many of which have been covered by urban expansion (Figure RME-4).

A major concern for the City is the improper abandonment of oil wells and related oil sumps. Because of the timing of their abandonment, many of the inactive oil wells may not meet current State and County Standards for abandonment and cleanup. To insure compliance with these standards, the City follows Santa Barbara County Petroleum Ordinance No. 2795, Regulations for Drilling, Producing, Operating, and Abandoning Petroleum Wells.

The State of California Department of Conservation Division of Oil, Gas, and Geothermal Resources (CDOGGR) is the principal state agency involved in the administration of onshore oil and gas development. Pursuant to Section 3106 of Public Resources Code (PRC), CDOGGR oversees the drilling, operation, maintenance and abandonment of onshore oil and gas wells to prevent, as far as possible, damage to life, health, property and natural resources. The City coordinates with the CDOGGR when a project involves an oil well and sump. CDOGGR provides information such as the location of oil wells and the status of a well (inactive, active, or abandoned). In addition, CDOGGR must be present when an oil well is abandoned.

A complete description of safety impacts associated with oil related activities can be found in the City's Safety Element of the General Plan.

8. Urban Forest and Landscaping

An urban forest can be defined as the planted environment within a city. It includes both public and private open space areas planted with trees, shrubs, lawns and other forms of vegetation. Street trees, landscaped easements and medians, and parks are also part of the urban forest.

The urban forest is part of what makes a quality living environment. It enhances social, cultural, scenic, and economic dimensions of life.

The urban forest also has an ecological value. It modifies the environment in a positive manner by providing air filtering, shade, wind protection, noise, and soil protection. Trees are known to absorb and intercept harmful pollutants such as Carbon Dioxide (CO_2), the gas that is largely responsible for the "Greenhouse Effect" causing global warming. Well placed trees can prevent heat loss, provide wind breaks, and cool the environment by blocking solar radiation. Trees function as a buffer to stormwater runoff and reduce soil protection erosion problems. Trees also contribute to energy efficiency as discussed in the energy section.

The City of Santa Maria's urban forest is comprised primarily of introduced native and drought-tolerant plant materials. The actual tree pollution in Santa Maria can be characterized as fairly young when compared to most urban areas. Based on inventory data from 1989, the average tree canopy diameter (in Santa Maria) is 14.6+ feet, while the average canopy diameter is 24 feet for a tree in a mature urban forest. The City's tree population is still growing, and will have a significant positive effect on the environment. While Santa Maria's urban forest is younger and less complex than other cities, the City has the potential to become a major urban forest area.

To encourage development of the Santa Maria Urban Forest, the City adopted an "Urban Forest" component in the General Plan, adopted Landscape Standards (Chapter 44 of Title 12) for public and private development, and adopted a Street Tree Ordinance. The City also provides lists for drought tolerant plants and "non-polluting" trees and plants.

To insure the future of the Santa Maria urban forest, this document proposes general plan policies that address: (1) the preservation of the existing plant environment in the community, including landscape easements and street medians; (2) improvement of degraded landscape areas; (3) expansion of the tree canopy area and other landscaped areas; (4) the potential negative impacts (water and energy demands) associated with the urban forest, (5) the management and maintenance of landscaped areas, and 6) preservation of existing tree windrows throughout the City. The Background Information Report (Technical Appendix) provides a full discussion of these issues.

9. Historical and Cultural Resources

Historical and cultural resources refer to the material and nonmaterial expressions of human adaptation which characterizes a historic period. These resources include historic events or activity sites, architecture, and documents and other sources of historical information.

In 1955, the Santa Maria Valley Historical Society was established. The Historical Society plays a major role in documenting and preserving Santa Maria's history. The Society's activities include gathering and preserving materials related to the history of the Santa Maria Valley.

Historical resources in Santa Maria consist of several landmarks and structures. There are 10 structures and landmarks officially designated by the City and its landmark committee. Additional sites are designated by private organizations. The City has also established a Historic Overlay Zone which allows for the designation of certain structures and areas for preservation.

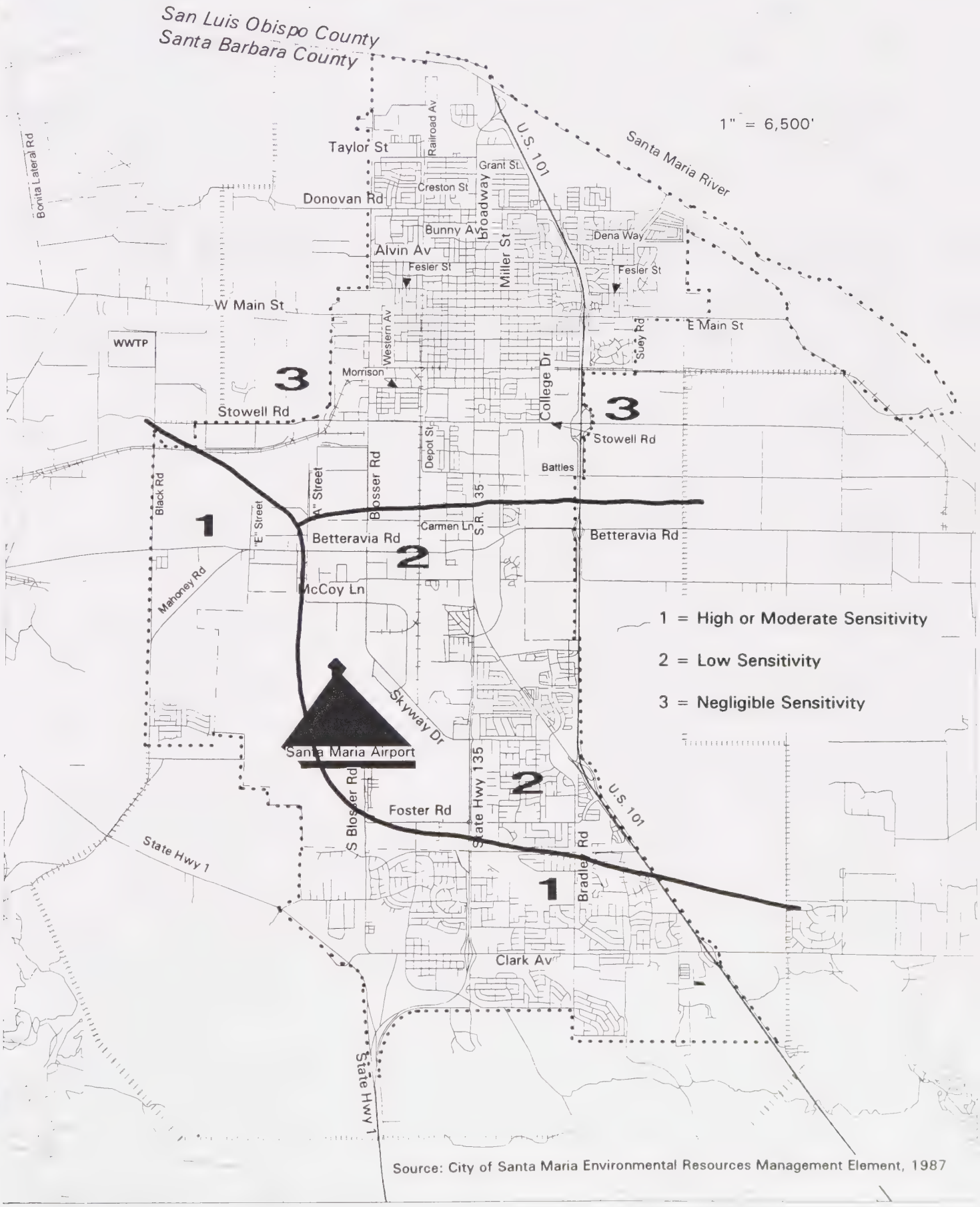
10. Archaeological Resources

Archaeological resources refer to the material remains (artifacts, structures, refuse) produced purposely or accidentally by human beings. Archaeological remains identify the type of activities, types of adaptation to the environment, and changes in activities and organization that were experienced by people in the past. Furthermore, these remains often have special significance to ethnic groups, special interest groups and the general public.

The Santa Maria Valley is not considered to be a major archaeological or palaeontological resource area as only a few sites have been recorded or discovered. Archaeological Sensitivity Areas are defined in Figure RME-5.

State and local procedures require occasional site surveys and sensitivity measures if or when a archaeological site is suspected.

Figure RME-5
Archaeological Sensitivity Areas



Source: City of Santa Maria Environmental Resources Management Element, 1987

C. GOALS, POLICIES, OBJECTIVES, AND PROGRAMS

GOAL 1 - WATER RESOURCES

Provide high quality water resources to meet existing and future water demands.

POLICY 1

Conserve and improve water resources to ensure an adequate supply of high quality water for all existing and future inhabitants in the Santa Maria Valley.

Objective 1.1.a (1) - Groundwater

Insure that there are adequate water resources to supply the present needs of both agriculture and urban users as well planned future development as projected in the General Plan Land Use Element.

Objective 1.1.a (2) - Groundwater

Minimize overdraft of the Orcutt Sub-Storage Unit of the Santa Maria Groundwater Basin through water conservation management practices, and the importation of State Water.

Objective 1.1.b - Surface Water

Improve long-term recharge of the Santa Maria Valley Groundwater Basin through the retention of natural watershed areas, the development of regional recharge basins, and by minimizing impervious surfaces in new development.

Objective 1.1.c - Regional Drainage Plan

Develop a regional storm drainage plan throughout the City to facilitate the recharge system.

Objective 1.1.d - Water Quality

Improve and maintain the quality of water in the City by reducing the levels of Total Dissolved Solids (TDS) in the water supply.

Objective 1.1.e - Conservation

Reduce the City of Santa Maria's present per capita water consumption rate through effective conservation measures and public awareness programs.

Objective 1.1.f - Efficient Water Use

Provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping, and recycling.

Implementation Programs.

Water Resources

1. Continue to analyze project-specific and cumulative water impacts through the development review and CEQA processes. This would include an evaluation of the water quality impacts of agriculture and urban runoff, and the development of mitigation measures as necessary.

2. Continue to support the importation of State Water.

3. Continue to implement and maintain the City's water conservation programs (Public Awareness).

4. Prepare a biennial report on the status of resource and infrastructure capacities (See RME Goal 13 - Growth Management).

5. Continue to implement the City's A.B. 1600 Fee Program to pay for the associated costs of delivering State Water and funding water system improvements.

6. Continue to implement the City's Grading and Drainage Standards and prepare a detailed system of drainage districts each with independent retardation/recharge basin(s).

7. Review all development to be consistent with Chapter 44 of Title 12 of the Municipal Code, including drought-tolerant landscaping and water efficient irrigation systems.

8. Require developments to install water efficient plumbing fixtures in accordance with the Uniform Building Code and Uniform Plumbing Code. This includes the requirement that all car washes recycle not less than 60% of all water consumed.

9. Require new and renovated landscaping at all City buildings to be designed to maximize energy efficiency and minimize water use.

10. Work with the Santa Barbara County Flood Control Water Conservation District and Water Agency, and the California Cities Water Company to establish a data base on actual available supply and the projected use factors for types of land use and development.

Accomplishments to Date:

1. The Public Works Department monitors and tests the City's water system on a regular basis to assure the quality of water is acceptable and is within the allowable limits for maximum contaminant levels (MCL) set by the California Department of Health Services.

2. The Community Development Department reviews all projects for consistency with Chapter 44 of Title 12 of the Santa Maria Municipal Code (Landscape Standards).

3. The Santa Maria City Council adopted the A.B. 1600 Fee Program in 1993, as amended in 1996.

4. State Water infrastructure is under construction.

5. A revised street tree ordinance was adopted in 1995.

Anticipated Results:

1. Improved water quality.

2. Reduced water demand per capita.

3. Prolonged life of the Santa Maria Groundwater Basin.

GOAL 2 - AIR QUALITY

Improve and maintain healthful air quality in Santa Maria and Northern Santa Barbara County.

POLICY 2

Improve and maintain the quality of air to insure the health of all residents in the Santa Maria Valley by reducing mobile and stationary source air pollutant emissions through the use of efficient land use patterns, the implementation and promotion of alternative transportation modes and other transportation system management programs. (Refer to the Circulation Element for related policies and programs.)

Objective 2.1.a - Mobile Sources

Facilitate the development and use of alternative transportation to the private automobile by implementing trip reduction and traffic mitigation measures, when appropriate.

Objective 2.1.b - Stationary Sources

Reduce air emissions associated with stationary sources through the implementation of source control measures, when appropriate.

Objective 2.1.c - Biomass Pollution Shed Program

Implement the City Biomass Pollution Shed Program by the year 2000.

Objective 2.1.d - Innovative Pollution Control

Research and develop innovative solutions to address the reduction of air pollutants in the City and region.

Objective 2.1.e - Alternative Fuels

Reduce air pollutant emissions by converting City owned and/or operated high mileage fleet (e.g. Santa Maria Area Transit (SMAT) buses and service vehicles) to alternative "clean" fuel sources.

Objective 2.1.f - Land Use

Maintain the area west of the City (upwind) free from industrial uses that have high emissions such as: oil processing facilities, gas plants, and refineries.

Objective 2.1.g - Land Use

Reduce mobile air pollutant emissions through the use of pedestrian and transit oriented design principles and minimize the impacts of stationary sources by locating these uses away from sensitive receptors (e.g. schools and hospitals).

Objective 2.1.h - Community Design

Design communities/neighborhoods so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Objective 2.1.i - Urban Activities

Locate urban activities within easy walking distance of existing and planned transit stops.

Objective 2.1.j - Streets, pedestrian paths and bikeways

Encourage the design of streets, pedestrian paths, and bike paths so that they are small and spatially defined by buildings, trees and lighting and discourages high speed traffic.

Objective 2.1.k - Compliance with State and Federal Regulations

Coordinate efforts with the Santa Barbara County Air Pollution Control District to implement regional air quality strategies and tactics in accordance with State and Federal regulations.

Implementation Programs

Air Quality

1. Review projects for impacts to air quality in the development review and CEQA processes using APCD threshold standards as guidelines.

2. Review projects for compliance with the Santa Barbara County Congestion Management Program (CMP), Air Quality Attainment Plan (AQAP), 1993 Rate of Progress Plan (ROPP), and the 1994 Clean Air Plan.

3. Review projects such as industrial uses, dry cleaners, and paint booths for compliance with APCD regulations.

4. Establish a formal bus replacement program that calls for the conversion of SMAT buses to clean fuel vehicles.

5. Amend the City's Capital Improvement Plan to incorporate replacement of high mileage fleet vehicles with clean fuel vehicles.

6. Pursue local, state and federal grants that can be used to convert City vehicles to clean fuel vehicles.

7. Promote the use of alternative fuel sources and continue to acquire and use "clean fuel" vehicles and SMAT buses.

8. Continue researching and implement a Biomass Pollution Shed Program which may be utilized for air pollution reductions and air emission credits.

9. Create a vegetation inventory that will serve as the basis for a "bank" of publicly owned and maintained vegetation.

10. Gain regulatory recognition for a City-controlled program in which City-owned and maintained vegetation may be used to buy out of air pollution control requirements for individual applicants.

11. Publicize the City's Biomass Pollution Shed Program and gain recognition for innovation allowing pollution control to coexist with economic growth and beautification.

12. Continue to pursue outside funding for additional research and seek changes in policies and regulations to facilitate implementation of the Biomass Pollution Shed Program.

13. Continue to implement the standard City of Santa Maria dust control mitigation measures for all development projects.

Accomplishments to Date:

1. The City has gathered and organized a definitive library of literature on Biomass Pollution Sheds, including regular computer searches; and set up a database with names, addresses and specific concerns of those interested in the program.

2. The City has implemented a clean fuel pilot program.

3. A TDM Resolution of Commitment for the Congestion Management Program was adopted.

4. The City has converted eleven City vehicles to CNG fuel.

5. The City has purchased two (2) clean fuel SMAT buses and is planning to order one (1) more.

6. The City is planning to order one (1) electric bus.

Anticipated Results:

1. Conversion of all SMAT buses to clean fuel vehicles.

2. Conversion of 42 City owned vehicles to CNG fuel.

3. Federal and state attainment status for ozone, and state attainment status for PM_{10}.

4. Implementation of a Biomass Pollution Shed Program.

GOAL 3 - BIOLOGICAL RESOURCES

Preserve natural biological resources and expand the Santa Maria Urban Forest.

POLICY 3

Protect and preserve biological resources, and expand the urban forest within the Planning Area in order to enhance the quality of life in the Santa Maria Valley.

Objective 3.1.a - Plant and Animal Taxa and Habitats

Ensure that all development near sensitive habitats avoids significant impacts to these areas.

Objective 3.1.b - Urban Forest

Expand the area of the Urban Forest by increasing the City's tree canopy from eight (8) percent to fifteen (15) percent by the year 2010.

Objective 3.1.c (1) - Landscape Maintenance

Finance the maintenance of public improvements and landscaping that can be equitably distributed among all individuals that benefit.

Objective 3.1.c (2) - Landscape Maintenance

Improve private landscaping by requiring commercial and industrial developments to maintain their property in accordance with City Landscaping Standards.

Objective 3.1.d - Greenbelt

Provide a greenbelt around the corporate City Limits to function as a buffer between agriculture and urban uses. The greenbelt would vary in width, be landscaped (forested) and provide a multiple use trail throughout.

Implementation Programs.

Biological Resources

1. Draft and adopt an ordinance establishing the means to preserve "locally important" trees and identified plant and animal habitats.

2. Designate portions of the Santa Maria River, Orcutt Creek and other waterways as greenbelt areas whereby riparian habitats may be preserved.

3. Provide adequate buffer zones and other appropriate mitigation measures through the land use and CEQA processes.

4. Require biological assessments by a qualified biologist in areas where the existence of rare or endangered plants or animals are known or can be reasonably expected to exist.

5. Require street trees to be incorporated into the design and plans of new developments.

6. Preserve and maintain existing trees along and in public streets and parking lots.

7. Enforce the tree replacement standards contained in Chapter 44 of Title 12 of the Municipal Code.

8. Provide incentives to residents and businesses to plant "clean" trees which support the Biomass Pollution Shed Program.

9. Enforce the existing ordinance that requires developers of new buildings to plant trees and shrubs to improve energy efficiency and to preserve existing trees on building sites.

10. Require all new residential development to be annexed into a City Lighting and Landscape Maintenance District to ensure the continued maintenance of landscaping that benefits the public and the environment.

11. Require as conditions of development, where appropriate, the dedication and improvement of greenbelt rights-of-way.

Accomplishments to Date:

1. In 1993, the City revised its landscape standards contained in Chapter 44 of Title 12 of the Municipal Code.

2. In 1995, a revised street tree ordinance was adopted.

Anticipated Results:

1. Adoption of a preservation ordinance for locally important trees and habitats.

2. Expansion of the Santa Maria Urban Forest.

3. Establishment of greenbelt areas in the City, and in the unincorporated areas surrounding the City.

GOAL 4 - HISTORICAL

Preserve cultural and archaeological resources to assure that future generations maintain a strong sense of value.

POLICY 4

Preserve and identify cultural and archaeological resources that define the historical significance of the City of Santa Maria and the Santa Maria Valley.

Objective 4.1.a - Archaeological

Ensure that development does not impact archaeologically sensitive areas by applying appropriate mitigation measures as required by State Law.

Objective 4.1.b - Historical

Maintain the architectural integrity of historic structures within the City through the preservation of sites and structures located within the "H" overlay zone and other sites designated as local and State landmarks.

Objective 4.1.c - Community Design

Integrate a center focus that combines commercial, civic, cultural and recreational uses in planning the community.

Objective 4.1.d - Public Spaces

Design public open spaces to encourage the attention and presence of people at all hours of the day and night.

Objective 4.1.e - Centralized Institutions and Services

Locate regional and local institutions and services (government, stadiums, museums, etc.) within the downtown urban core so that they are accessible to the entire community in the urban core.

Objective 4.1.f- Improved Community Identity

Encourage builders to use materials and methods of construction specific to the region, exhibiting continuity of history, and culture and compatibility with, to foster the development of local character and community identity.

Implementation Programs.

Historical Resources

1. If cultural resources are discovered during construction of a project, all work in the area of the find shall cease, and a qualified archaeologist shall be retained by the project applicant to investigate the find and to make appropriate recommendations. If human remains are encountered, all work shall cease and the Coroner's Office shall be contacted.

2. Compile and retain a list of qualified archaeological, historical and palaeontogical consultants to provide information to complete initial studies and environmental analysis.

3. As new information regarding archaeological resources is received from authoritative sources, the City will update the archaeological and historical resources section of the General Plan, where appropriate.

4. Adopt a resolution that recognizes sites and events that are deemed to be historically or culturally significant to the City of Santa Maria.

5. Identify areas considered to be of historical significance and place these areas under an "Historical" overlay zone. Examine methods and incentives to implement the "H" Overlay.

6. Pursue funding sources for the recognition, preservation, restoration or acquisition of historically designated sites.

Accomplishments to Date:

1. The Zoning Ordinance has been amended to include an "Historic" Overlay District.

Anticipated Results:

1. Identification and preservation of "historic" structures within the "H" overlay zone.

2. Adoption of a resolution recognizing historic events.

3. Designation of sites and buildings as historic landmarks where appropriate.

4. Government services and cultural facilities will remain downtown, and be accessible to all segments of the community.

5. Materials and methods of construction that are specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

GOAL 5 - AGRICULTURE AND SOILS

Preserve high quality soils to assure that agriculture remains the primary basic industry in the Santa Maria Valley.

POLICY 5

Preserve agricultural lands for continued agricultural activities in the Santa Maria Valley.

Objective 5.1.a - Agriculture

Encourage the provision and maintenance of incentives to owners of undeveloped prime agricultural land to preserve their land for agricultural production.

Objective 5.1.b - Agricultural Soils

Retain prime soils which are presently in agricultural production and discourage development on these soils.

Objective 5.1.c - Agricultural Services

Continue to encourage agricultural support services to locate and operate within the Planning Area and City limits.

Objective 5.1.d - Farmworker Housing

Continue to encourage Santa Barbara County to provide farmworker housing.

(For additional agricultural goals, policies, objectives and programs, refer to the Land Use Element.)

Implementation Programs

Agriculture Resources

1. As part of the development review and CEQA processes, review projects for potential impacts to prime soils and agricultural operations. If a project conflicts with agricultural resources, incorporate land use buffers, greenbelts and other measures, as needed.

2. Continue to use the Williamson Act as a means of preserving lands for long-term agricultural use. (See related policies in the Land Use Element.)

3. Seek incentives for property owners to take advantage of state programs, such as the Williamson Act and the Open Space Easement Act, which will reduce property taxes in return for preserving the land for agricultural purposes.

Accomplishments to Date:

1. The City of Santa Maria guides urban development away from areas with prime agricultural soils.

2. The General Plan Land Use Element designates areas used for agricultural production as Agricultural Open Space.

3. The General Plan Land Use Element shows the following areas as prime agriculture and "No Urban Development."

   a. North and south of Main Street, west of Hanson Way; and
   b. North and south of Stowell Road, east of U.S. Highway 101.

4. City, County and LAFCO adopted a Greenbelt Policy to encourage infill development and discourage urban sprawl.

Anticipated Results:

1. Preservation of prime agricultural soils to continue to support agricultural production in the Santa Maria Valley as a basic industry.

GOAL 6 - MINERALS AND ENERGY

Conserve non-renewable resources and wisely use renewable sources of energy.

POLICY 6.1 - Mineral Resources and Surface Mining

Provide for the responsible mining of mineral resources which includes the reclamation of mined lands to minimize adverse impacts on the environment, and protect the public health and safety.

POLICY 6.2 - Energy Resources

Promote the reduction of overall consumption of limited, non-renewable energy sources, the increase in the efficient use of energy, and the utilization of cost-effective, renewable sources of energy.

Objective 6.1.a(1) - Surface Mining

Encourage the use of the Santa Maria River channel for its sand and gravel resources.

Objective 6.1.a(2) - Reclamation

Provide for the reclamation of mined lands pursuant to SMARA and Chapter 47 of Title 12 of the City's Municipal Code (Santa Maria Surface Mining Ordinance).

Objective 6.1.a(3) - Oil Production

Support the continued and responsible exploration and extraction of oil resources within the Santa Maria Valley.

Objective 6.1.a(4) - Land Use Oil Activities

Actively encourage the provision of, and expansion of, all oil related industry to the east (downwind) of the City of Santa Maria.

Objective 6.1.b(1) - Energy Resources

Conserve non-renewable and renewable resources through managed extraction and utilization of the best available technology to insure an adequate supply of energy to meet existing and future demands.

Objective 6.1.b(2) - Energy Resources

Encourage innovative building and site design which maximizes energy efficiency in private and public facilities.

Objective 6.1.b(3) - Fuel Efficiency

Support State and federal energy efficiency legislation that would increase energy efficiency and eliminate wasteful energy consumption.

Objective 6.1.b(4) - Energy Efficiency Through Street and Building Orientation

Contribute to the energy efficiency of the community through street orientation, the placement of buildings and the use of shading.

Objective 6.1.b(5) - Public Awareness

Promote energy conservation through public awareness programs.

Objective 6.1.b(6) - Preservation of Scarce Resources

Preserve scarce resources through energy conservation, and the development and use of alternative energy sources.

Implementation Programs

Mineral Resources

1. Amend the Santa Maria General Plan (Land Use Element) in accordance with the requirements of State laws which govern mining (State Surface Mining and Reclamation Act of 1975) to designate the Santa Maria River as Conservation Open Space (COS).

2. Review applications for mining operations for consistency with the Santa Maria General Plan, and compliance with the State Surface Mining and Reclamation Act of 1975 and the City of Santa Maria Surface Mining Ordinance (Chapter 47 of Title 12 of the Municipal Code).

3. Continue to follow County Petroleum Ordinance No. 2793, State Division of Oil, Gas and Geothermal Resources regulations, and the City's Safety Element in reviewing existing and abandoned oil facilities, as needed.

4. As new information regarding mineral resources is received from authoritative sources, the City will update the General Plan, where appropriate.

Energy Resources

5. Require multi-family projects to install solar energy systems for heating swimming pools, laundry hot water, and to pre-plumb and pre-wire single family homes for solar panels.

6. Establish a strategy to acquire clean fuel vehicles and buses for use by the City of Santa Maria and the Santa Maria Area Transit (SMAT).

7. As part of discretionary project approvals, encourage and require alternative means of transportation (e.g., vanpools, bus stops) for commercial and industrial uses that have the potential to generate a high volume of traffic.

8. Support the development and use of renewable sources of energy, including the use of solar, biomass, wind, and waste conversion.

9. Continue to work on programs which increase the public's awareness of the benefits of conserving energy and using alternative transportation modes and clean fuel vehicles.

10. Develop an urban forest plan which promotes the use of trees for summer heat reduction and winter warming.

Accomplishments to Date:

1. In July 1993, the Santa Maria City Council adopted the Santa Maria Mining and Reclamation Ordinance (Ord. No. 93-23 , Chapter 47 of Title 12) pursuant to the SMARA. The Ordinance was revised in March of 1994 (Ord. No. 94-4), and certified by the State Mining and Geology Board on May 13, 1994.

2. The City has retrofitted eleven (11) vehicles to CNG fuel.

3. SMAT buses are replaced with clean fuel vehicles at the end of a minimum normal service life, which depending on the size of the vehicle, service life could range from 7 years and 200,000 miles to 12 years and 500,000 miles.

4. The City has purchased two (2) clean fuel SMAT buses and plans to purchase one (1) more by the end of 1996.

Anticipated Results:

1. Conservation and preservation of non-renewal resources, proper management of renewable resources, and utilization of alternative energy resources to insure the availability of resources for existing and future generations.

2. Compliance with the Surface Mining and Reclamation Act of 1975.

3. Conversion of City vehicles and SMAT buses to clean fuel vehicles.

4. Cleaner environment, more healthy citizens, and less cost to heat and cool structures.

GOAL 7 - OPEN SPACE

Provide and preserve open space areas for conservation, recreation and agriculture.

POLICY 7

Maintain areas designated for open space purposes, and provide new open space areas to preserve and protect scarce resources, wildlife habitats, and primary agricultural lands.

Objective 7.1.a - Agricultural Open Space

Maintain agricultural open space designations for agricultural lands within the City's Planning Area.

Objective 7.1.b - Recreation Open Space

Maintain existing recreational open space designations and provide new recreational open space areas as the demand increases.

Objective 7.1.c - Conservation Open Space

Provide adequate conservation open space areas for natural resource protection, wildlife habitat, water resource areas, urban forest, and mineral resources.

Objective 7.1.d - Preservation of Open Space

Provide open space areas to preserve and buffer environmentally sensitive areas from urban uses.

Objective 7.1.e - Open Space in Community Design

Provide for an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.

Objective 7.1.f - Open Space and City Boundaries

Provide for well defined edges, such as agricultural buffers and greenbelts, permanently protected from development.

Objective 7.1.g - Preservation of Lands Through Buffers

Provide for the natural terrain, drainage, and vegetation of the community to be preserved with parks or greenbelts.

Objective 7.1.h - Regional Greenbelts and Corridors

Coordinate planning efforts with Santa Barbara County to establish a region that is bounded by and provides a continuous system of greenbelts and corridors.

Implementation Programs

Open Space

1. Review projects for consistency with open space designations in the General Plan Land Use Element.

2. Collect park fees through the development and review process including the Residential Development Tax, the Subdivision In-lieu fee (Quimby Act), and the A.B. 1600 Mitigation Fee Program.

Accomplishments to Date:

1. The General Plan (Land Use Element) designates certain lands as open space for conservation, recreational, and agricultural uses.

2. An AB1600 Fee Ordinance has been adopted that includes a Recreation and Parks Growth Mitigation Fee.

3. The Residential Development Tax and Subdivision In-Lieu Fees are in place which provides a funding and dedication source for parks.

Anticipated Results.

1. Preservation and acquisition of open space areas for conservation, recreation and agriculture.

2. A planning area that is bounded by, and provides for, a continuous system of greenbelt corridors.

III. RECREATION AND PARKS ELEMENT

A. INTRODUCTION

Park and recreation facilities and services are vital components of a city's existence as they directly influence a community's quality of life. The development of a comprehensive park and recreation systems involves integrating public open space, public recreation areas, private recreational installations, and a wide variety of public, commercial, and industrial support facilities. The Recreation and Parks Element addresses the existing conditions, and resources affecting the delivery of park and recreation services, and sets forth goals, policies, objectives, and programs to guide the planning, development, and operation of the park and recreation systems serving residents of the Santa Maria Area.

B. FINDINGS AND PLANNING CONSIDERATIONS

1. Public Park and Recreation Facilities

The City of Santa Maria's recreation system is comprised of several local parks and recreational facilities. Figure RME-6 illustrates the City's Recreation System. Facilities in the Orcutt area include four small parks and a regional facility (Waller Park). Both the City and County have been able to expand their park and recreational inventory through joint-use agreements with the school districts. In addition, there are several regional parks and recreation sites which include beaches, golf courses, and lakes located within 30 miles of the City.

Over the past five years (1989-1994), the City of Santa Maria has opened three new recreation facilities -- Hagerman Softball Center, Robert Grogan Park, and Michael Maramonte Park. The City also encourages private land developers to include open space areas, that can be used for picnic areas and playground equipment, within development projects.

In June 1992, the City Council adopted the City of Santa Maria Bikeway Plan. The Plan provides for an extensive network of bike lanes and multiple use (bicycle and pedestrian) trails throughout the City. The primary multi-purpose trails are the Santa Maria/Guadalupe Dunes Bikeway, the Santa Maria Valley Railroad Trail (north-south), and the Battles Road (east-west) Bikeway (within the Unocal Oil Pipeline right-of-way). These trails along with the other planned bike facilities will increase recreational opportunities for the residents of Santa Maria.

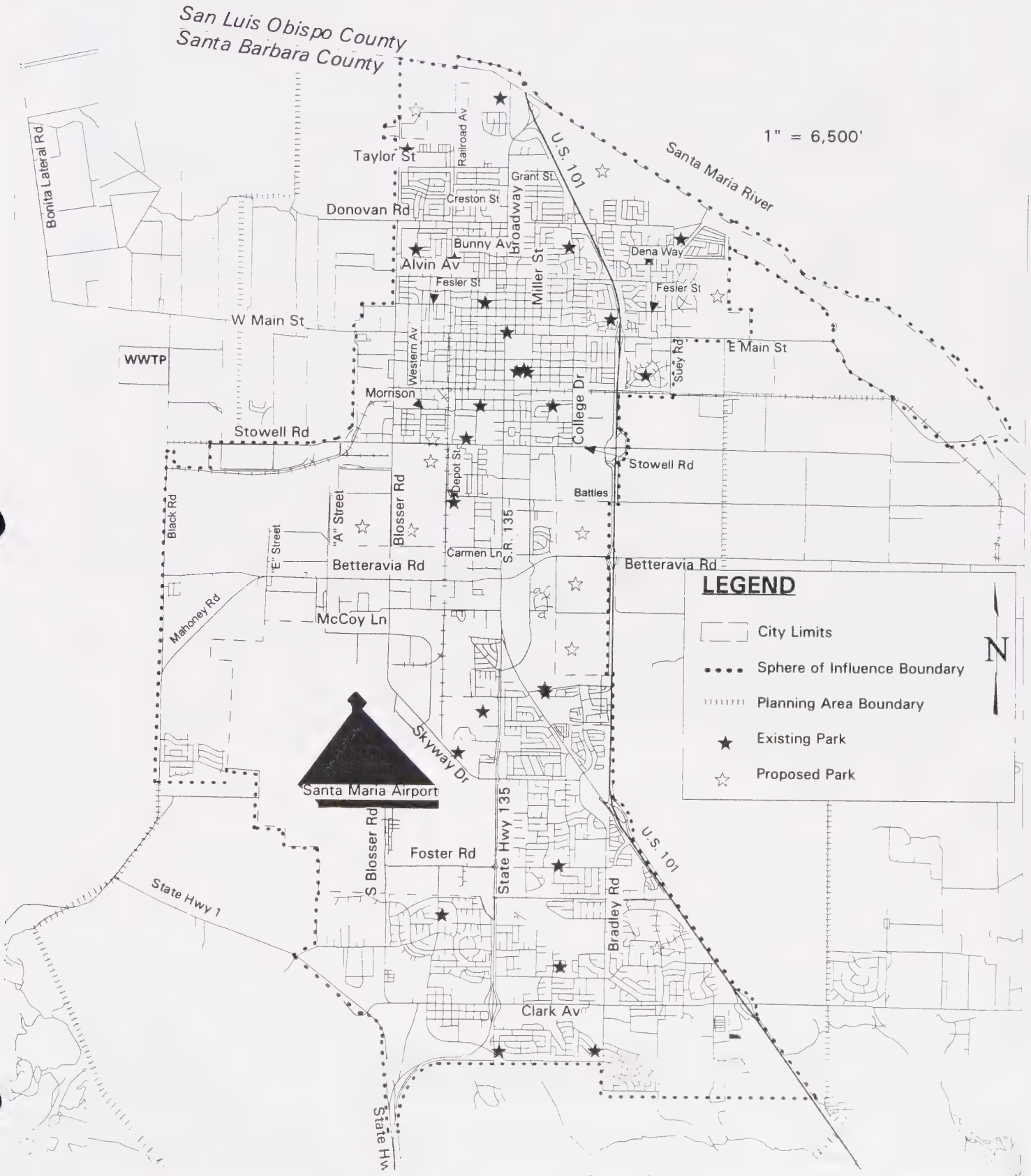
One of the City's primary concerns is providing sufficient facilities to meet the recreational demands of the community. The City uses several standards to determine if there are adequate parks and recreation facilities to serve the City's residents. These standards are usually based on the City's population, and the type of facility. According to the Background Information Report (Technical Appendix), there is a need for additional recreation facilities to support the City's existing and projected population. These major facilities include an aquatic center, a gymnasium in the northern portion of the City, several public racquetball and tennis courts, and soccer fields.

2. Recreational Activities

Recreation activities and programs are the other key component in producing an effective recreational system. As such, it is very important that a recreation system offer a wide range of recreational activities for all citizens.

The Recreation and Parks Department (Recreation Division) provides a broad scope of programs and services to the community. Activities range from arts and crafts to softball. These activities are available for all ages. Santa Maria also provides Orcutt residents with organized recreational activities through the City's Recreation and Parks Department.

Figure RME-6
Recreation System Map



See Technical Appendix for a description of each park site

Source: City of Santa Maria Recreation and Parks Dept.

3. Level of Service Standards

The number of park and recreational facilities needed are determined by level of service standards. The City uses the standards listed in Table RME-1.

A second standard in determining necessary parks is the City's Subdivision Ordinance standard, as stated below:

"The dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three (3) acres of park area per one thousand (1,000) persons residing within a subdivision, unless the amount of existing neighborhood and community park area, as calculated pursuant to this Section, exceeds that limit, in which case the City Council may adopt the calculated amount as a higher standard not to exceed five (5) acres per one thousand (1,000) persons residing within a subdivision." (Section 11-09.05(d))

The subdivision standard is used for new residential subdivisions and based on the projected population of the project. The level of service standard of one neighborhood park (4 to 6 acres in size) per 5,000 residents is a citywide standard or citywide goal. The subdivision requirement assists the city in meeting this goal.

Table RME-2 displays current and future recreational facility demands for Santa Maria. They are based on the facility standards contained in Table RME-1. The figure of 69,000 is the estimated 1995 population. The 100,000 figure is an arbitrary population and used as an example.

Park Acreage

The level of service standard, or Subdivision Ordinance standard, of three to five acres per 1,000 residents would currently require 207 to 345 acres for the City's 1995 population of 69,000. When the City's population reaches 100,000 people, 300 to 500 acres of parkland would be required to meet the standard. The City's current acreage count of 154.70 would not meet current requirements. At least 145 additional acres would be needed to meet the minimal standards when the population reaches 100,000.

The Sphere of Influence Specific Plans, the Santa Maria Airport Research Park Specific Plan, and the Rivergate-Roemer Specific Plan propose a total of 515 additional Recreational Open Space (ROS) acres. If this acreage is utilized for parks, combined with the existing 154.70 acres, the total acreage of 669.70 would support 223,233 residents at minimal standards (3 acres/1,000) and 133,940 residents at maximum standards (5 acres/1,000).

Table RME-1 Existing Recreational Facility Standards

Facility Standards	
Classification	**Standard Unit/People**
1. Neighborhood Parks	1 unit/5,000
2. Playfields	
a. Youth Baseball/Softball	1 unit/6,000
b. Adult Softball	1 unit/10,000
c. Regulation Baseball (lighted)	1 unit/30,000
d. Soccer Fields	1 unit/5,000
e. Football Fields	1 unit/50,000
f. Tennis (lighted)	1 unit/2,000
g. Handball/Racquetball	1 unit/3,000
3. Community Center Building (4,000-8,000 sq ft)	1 unit/25,000
4. Social-Cultural Center (15,000-20,000 sq ft)	1 unit/75,000
5. Performing Arts Center (20,000-30,000 sq ft)	1 unit/75,000
6. Senior Center (10,000-15,000 sq ft)	1 unit/50,000
7. Visual Arts Workshop	1 unit/50,000
8. Gymnasium (12,000-14,000 sq ft)	1 unit/25,000
9. Community Swimming Pool	1 unit/20,000
10. Aquatic Center (extended season; handicapped)	1 unit/50,000

Table RME-2 Recreational Facility Demands

Facility	Now Have at 69,000	Should Have at 69,000	Should Have at 100,000
1. Neighborhood Parks	13	14	20
2. Playfields			
a. Youth Baseball/Softball	12	11	16
b. Adult Softball	8	7	10
c. Regulation Baseball	1	2	3
(lighted)	10	14	20
d. Soccer Fields	1	1	2
e. Football Fields	12	34	50
f. Tennis (lighted)	4	23	33
g. Handball/Racquetball			
3. Community Center Building	5	3	4
4. Social-Cultural Center	1	0	1
5. Performing Arts Center	0	0	1
6. Senior Center	1	1	2
7. Visual Arts Workshop	0	1	2
8. Gymnasium	1	3	4
9. Community Swimming Pool	1	3	5
10. Aquatic Center	0	1	2

Note: Some Playfield activities include those located at area schools.

Sources: City of Santa Maria. Amendment to the Draft Environmental Impact Report. Sphere of Influence Boundary Expansion and Concurrent Annexation. April 1992.

City of Santa Maria Recreation and Parks Department, 1995.

C. GOALS, POLICIES, OBJECTIVES AND PROGRAMS

GOAL 8 - RECREATION

Maintain a high quality and comprehensive recreational system for the residents of Santa Maria.

POLICY 8.1

Provide a comprehensive public and private recreation system with diverse recreational opportunities for all residents.

Objective 8.1.a - Diverse Recreational Activities

Provide and maintain, in conjunction with school districts, civic organizations, and other private entities, diverse and organized recreational activities that benefit all residents in the community.

Objective 8.1.b - Recreational Facility Demands

Provide a balanced recreational facility system that meets recreation demands associated with the projected population in the Land Use Element.

Objective 8.1.c - Recreational Facilities Standards

Adopt the recreational facilities and development standards outlined in the Resources Management Element and the Background Information Report.

Objective 8.1.d - Child Care

Consider the direct and indirect impact of actions on the current status of child care in the community.

Implementation Programs

1. Develop new recreation facilities and programs in areas where facilities and programs are deficient.

2. Construction recreation facilities which meet the requirements of the Americans with Disabilities Act (ADA).

3. Continue to offer a variety of recreational programs and activities for the residents of Santa Maria.

4. Continue to encourage Santa Barbara County to provide additional recreation facilities and programs for their residents.

Accomplishments to Date:

1. The Recreation and Parks Department continues to provide a broad scope of programming and services to the community, with some adjustments that reflect the reductions in budget allocations and staff levels.

2. The City currently employs a child care coordinator.

Anticipated Results:

1. Increased recreational opportunities for residents of all ages in Santa Maria.

GOAL 9 - PARKS AND FACILITIES

Provide and maintain a balanced park system meeting the needs of the residents of Santa Maria as the community continues to grow.

POLICY 9

Provide and maintain a balanced system of parks and recreation facilities that are distributed throughout the City which are accessible to all residents.

Objective 9.1.a(1) - Adequate Park Facilities

Maintain a high quality, diverse park system which enhances and builds on the variety of community values and provide adequate park acreage and recreation facilities to serve the needs of present and future residents.

Objective 9.1.a(2) - Joint Use Agreements

Increase recreational resources through continued coordination with the Santa Maria Area's school districts, Allan Hancock Community College, and Santa Barbara County.

Objective 9.1.b - Balanced Distribution of Parks

Develop new public parks and facilities in all sectors of the City.

Objective 9.1.c - Maintenance of Park Facilities

Improve maintenance of existing park facilities,and establishment of a reliable source of funding for the ongoing maintenance of parks and facilities.

Objective 9.1.d - Dual Use Retardation Basins

Require, where appropriate, new and existing retardation basins, drainage easements, utility easements, and open space corridors to be improved by adjacent developers for recreational purposes as conditions to development.

Objective 9.1.e - Multiple Use of Public Lands

Continue to promote the multiple use of existing public lands (school playgrounds, flood control retardation basins and easements) for recreational purposes.

Objective 9.1.f - Protection of Recreation Open Space

Protect open space areas designated for recreation and parks against conversion to non-recreation purposes.

Objective 9.1.g - Neighborhood Restoration Program

Promote public understanding of the Neighborhood Restoration Program to better serve an involved community.

Objective 9.1.h - Nuisance Mitigation

Construct park facilities in a manner that mitigates user annoyances to surrounding residential areas and are readily accessible to the general public.

Objective 9.1.i - Natural Preservation Areas

Provide natural preservation areas which can be used for environmental education, development of nature appreciation, and the demonstration of water conserving landscape.

Implementation Programs

Recreation and Parks Department Facilities

1. The City of Santa Maria Recreation and Parks Commission will undertake an update to the City's Comprehensive Recreation and Parks Plan.

   The focus of this update will be five fold:

   a. Evaluate existing Recreation and Park Department facilities, programs, services.

   b. Evaluate Santa Maria City residents' leisure interest/needs, demographic analysis of customer base and customer satisfaction.

   c. Analysis of data in #(a) and (b), and creation of a priority-based service delivery system.

   d. Development of a tri-annual review and update process for the City's Comprehensive Recreation and Park Plan.

   e. Creating a summary of the City's Recreation and Park Plan to be included in Resources Management Element's (Recreation and Park Section) of the City of Santa Maria General Plan.

2. Acquire or designate land ahead of development in order to gain better future control over the location and distribution of park sites.

3. Require that private retardation basins for residential projects also be designed and improved as passive and/or active parks.

4. Implementation of the Santa Maria Bikeway Plan which calls for the development of multi-purpose trails along the Bradley Drainage Channel, the Santa Maria River Levee, SMVRR and Battles Road, and other open space corridors.

5. Maintain the City's joint use agreement with the Santa Maria area school districts, Allan Hancock Community College, and Santa Barbara County to provide maximum use of publicly-owned recreation resources.

6. Initiate joint studies with the County of Santa Barbara and the school districts serving the Santa Maria area to find the most feasible arrangements for improving coordinative and cooperative planning, development operation and funding of recreation services and facilities in the planning area.

7. Collect the established park mitigation fees with all project approvals per adopted ordinances.

8. The Parks and Recreation Commission, as part of the biennial report to City Council (RME Goal B), shall prepare a status report to City Council concerning recreation facilities and programs.

9. Develop jointly with all public school agencies of the area and the County of Santa Barbara, cooperative agreements for shared use of facilities.

10. Enter into cooperative ventures with private interests as an alternative to satisfy community demand for recreation facilities or programs.

11. Adopt a park preservation ordinance.

12. Develop measures to reduce operation and maintenance costs.

13. Develop or rebuild facilities to make them more vandal-resistant, safer and attractive.

14. Establish a volunteer program for the operations and maintenance of parks and programs starting with neighborhood parks.

15. Use marketing techniques to pinpoint changes recreation interests of the community and to publicize information about available recreation opportunities.

16. Apply for grants to supplement the provision of park facilities.

17. Provide athletic fields, picnic areas and other recreation facilities in accordance with current City standards to keep pace with the City's growing population.

Accomplishments to Date:

1. The Recreation and Parks Department uses the space standards, facility standards and development standards specified in the RME of the General Plan and within the Subdivision Ordinance (Title 11).

2. The City of Santa Maria has opened three new facilities within the last five years. Hagerman Softball Center located in the southern portion of the City, Robert Grogan Park serving the northwest section of the City, and Michael Maramonte Park serving the southeast section of the City.

Anticipated Results:

1. Adoption of a Master Park and Recreation Development Plan. Implementation of this Recreation and Park Master Plan will assure the residents of Santa Maria are provided with the minimum necessary park facilities and recreation programs.

2. Construction of the planned bike lanes, bike routes and multi-purpose trails identified in the Santa Maria Bikeway Plan.

IV. PUBLIC FACILITIES AND SERVICES ELEMENT

A. INTRODUCTION

Growth in Santa Maria will not only depend on environmental factors but also on the availability of public facilities and services. As growth occurs, city facilities and infrastructure reach a point where major expansion is necessary. These public facilities include, but are not limited to, water transmission mains, water reservoirs, drainage facilities, trunk sewer mains, the wastewater treatment plant, and solid waste collection and treatment. In addition, there would be an increase in the demand for municipal services such as police and fire protection and libraries. If adequate public facilities and services are not planned and constructed, the residents of Santa Maria will experience reduced levels of service.

In 1992, the Community Development Department prepared a Growth Mitigation/ Management Report that looked at the potential impacts of growth on City services and infrastructure. The report also presented growth management options (see Section VI - Growth Management, Goal 13). A biennial update to the report was prepared in January 1996.

This section discusses the services available to the City and its residents. Discussed are fire services, police protection, libraries, water services, drainage, wastewater, and solid waste.

B. FINDINGS AND PLANNING CONSIDERATIONS

1. Fire Protection

The City and its planning area is served by six fire stations--three City stations, two county stations, and the Orcutt Volunteer station. Primary service areas for the City and County are depicted in Figure RME-7.

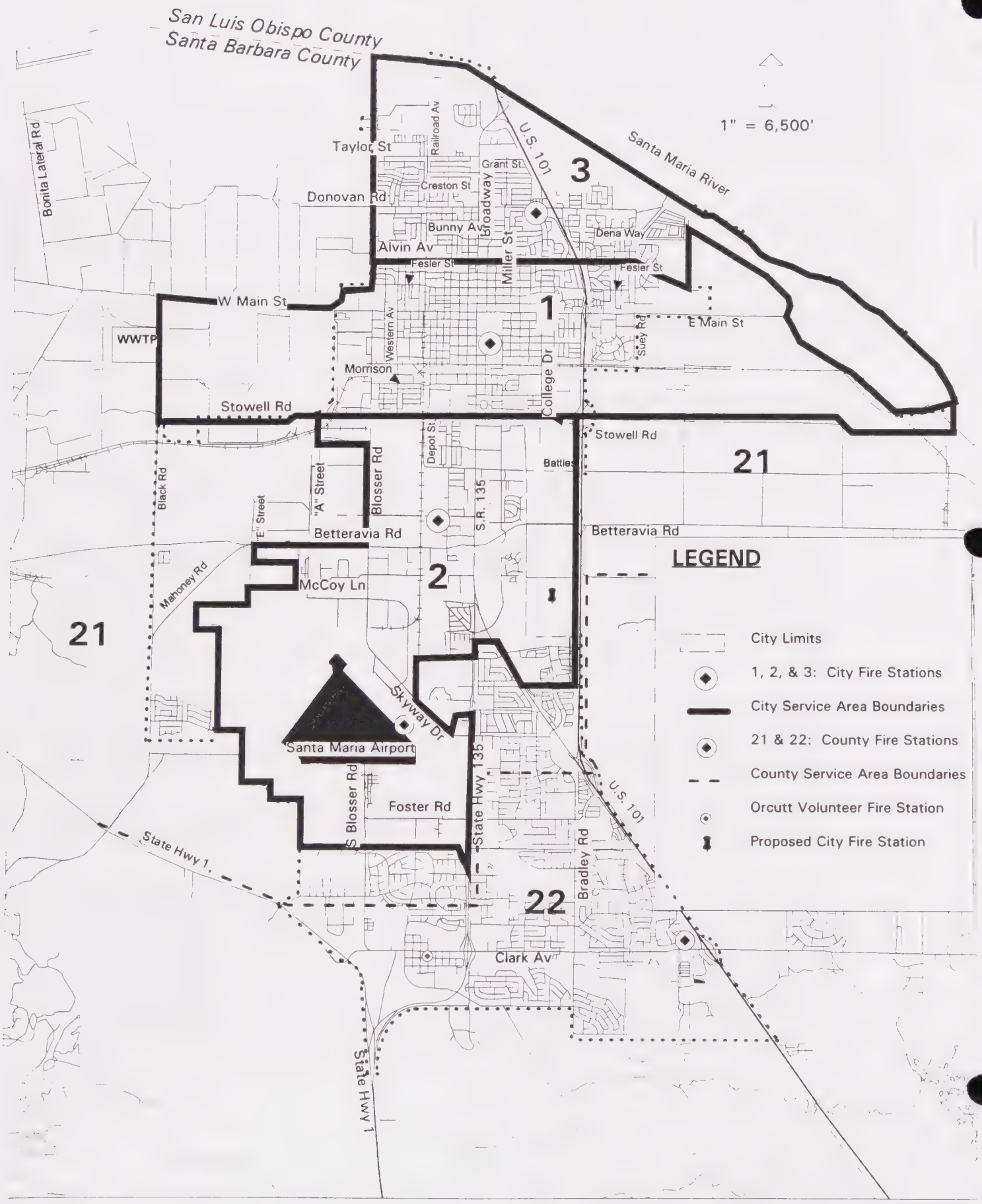
The City of Santa Maria also participates in mutual and automatic aid programs. Mutual aid is requested by neighboring fire departments for immediate assistance. Automatic aid is a program where the City Fire Department will respond to another jurisdiction, based on proximity to the emergency, as identified by the dispatcher. The City's automatic aid boundaries are Bonita School Road to the west, the Santa Maria Way area to the south, and Tefft Street in Nipomo to the north. The eastern boundary is 29 miles to the east of Santa Maria.

In addition to the actual firefighting, the City Fire Department spends a great deal of time on preventive measures and preparation for combating fires. Fire prevention consists of making routine inspections of buildings, schools, and homes, making recommendations for fire safety, and enforcing the Uniform Fire Code (UFC).

Paramedic services for the City are provided by American Medical Response (AMR), a private company. AMR provides two ambulances which provide 24-hour service, and one ambulance which provides 12-hour service.

According to the City of Santa Maria Fire Department, the City of Santa Maria Fire Department serves a population of 69,000 persons with 29 firefighting employees and 30 reserve personnel. Based on the departmental standard of one full time fire employee per 1,820 persons and one reserve firefighter per 1,500 persons, a total of 38 full time fire employees and 46 reserve firefighters would be necessary to provide adequate fire protection services. Thus, the existing staff of 29 fire-fighters is short of meeting the department's staffing goals. There is also a need for additional fire facilities to serve developing areas of the City, and its sphere of influence (including recently annexed areas).

Figure RME-7
Fire Protection Service Areas



2. Police Protection

The City of Santa Maria Police Department provides law enforcement services for the City. Orcutt and the other unincorporated areas of the County are served by the Santa Barbara County Sheriff's Department. The California Highway Patrol patrols State highways.

The City Police Department provides three basic type of services: field services including patrolling and investigation, staff services including training, and auxiliary services including record keeping. The City is patrolled on a 24-hour basis.

The City Police Department has a staff of 77 sworn officers and 25 civilian full-time employees (a total of 102 employees). Based on the departmental standard of 1.3 sworn employees per 1,000 residents, the existing police personnel is not adequately staffed to serve the City of Santa Maria with a current population of 69,000. The City has also received funding for the hiring of additional officers. Based upon a projected City population of 100,000 people, the Santa Maria Police Department would need to employ 130 sworn officers to provide adequate police protection.

3. Library Services

There are four libraries associated with the Santa Maria Public Library System. The main library is located in the City of Santa Maria with branch libraries located in Orcutt, Cuyama and the City of Guadalupe. The Santa Maria cooperative library system has approximately 154,000 volumes available for public use and reference. Specifically, the Santa Maria Library has approximately 116,000 volumes, the Orcutt branch has 23,440 volumes, the Guadalupe branch has 7,600 volumes, and the Cuyama branch has 6,500 volumes.

To determine the adequacy of the public library, the City uses the standard planning ratio of 0.5 square feet of library space per capita. Another measure of library service is volumes per capita (1.5 to 2.0 books per capita). Based on these standards, it was determined that the main library facility does not meet the library space standard and requires expansion to accommodate the existing and projected populations. It was, however, determined that the Santa Maria Library does meet the volumes per capita standard.

4. Water Facilities and Services

Water Supply (Production and Storage)

The City of Santa Maria and the California-Cities Water Company (Cal-Cities) provide water services to the City and Planning Area. The City of Santa Maria operates its own municipal water system. Water production facilities consist of eight active production wells and three inactive wells. The active wells have a combined pumping capacity of approximately 14,000 gallons per minute (GPM). The City's water production in Fiscal Year 1993-1994 was 12,124 AFY. Four water reservoirs in the City provide a water storage capacity of 15.5 million gallons.

Cal-Cities water production was 7,662 AFY in 1993. Cal-Cities Water uses 15 wells and has a 3.24 million gallon storage capacity.

To meet future demands, the City plans to add three new wells and a new storage reservoir. The City has also contracted for delivery of 16,200 AFY of water from the State Water project. Delivery of water is scheduled to start in late 1996. Cal-Cities is designing new water storage reservoir and had contracted for 500 AFY of State Water.

Water treatment in Santa Maria is minimal as groundwater pumped from wells is only disinfected. However, if overdrafting of the groundwater basin continues, additional treatment may be necessary due to increased total dissolved solids (TDS) levels in the water. State Water will, however, receive chlorine and ammonia treatment.

Water Distribution

The City's water distribution system consists of approximately 244 miles of water line. There are about 30 miles of transmission lines in the City, which range from 10 to 30 inches in diameter. The system is designed to deliver water from the production point (Airport Well Field) to the storage units and to various points in the distribution system. Figure RME-8 depicts the City's water transmission system.

In 1993, the Public Works Department began preparing a Water, Wastewater and Drainage (WWD) study for the City of Santa Maria. This study projects demand on water distribution system, and identifies inadequacies in the system based on the anticipated growth in the General Plan. According to the WWD study, the current water distribution system is adequate for the existing City development. However, additional storage and distribution facilities will be required to accommodate planned development within the City's sphere of influence. The planned improvements are shown on Figure RME-8.

The delivery of State Water in 1996 will require the construction of a water treatment facility as well as distribution lines which are currently under construction.

5. Drainage Facilities

Drainage facilities for the city consist of storm drains, storm drainage channels, and storm water retardation and detention basins. Many of the facilities interface with Santa Barbara County Flood Control and Water Conservation District maintained channels. The standard design criteria for storm drainage systems within the County are 25-year capacity for storm drain pipes and culverts and 100-year capacity for major channels. Major storm drains have been assumed to be pipes 36 inches in diameter and greater. Major basins have been assumed to be those 50 acre-feet and larger.

The drainage information is summarized from the 1995 Drainage Report prepared by Penfield and Smith.

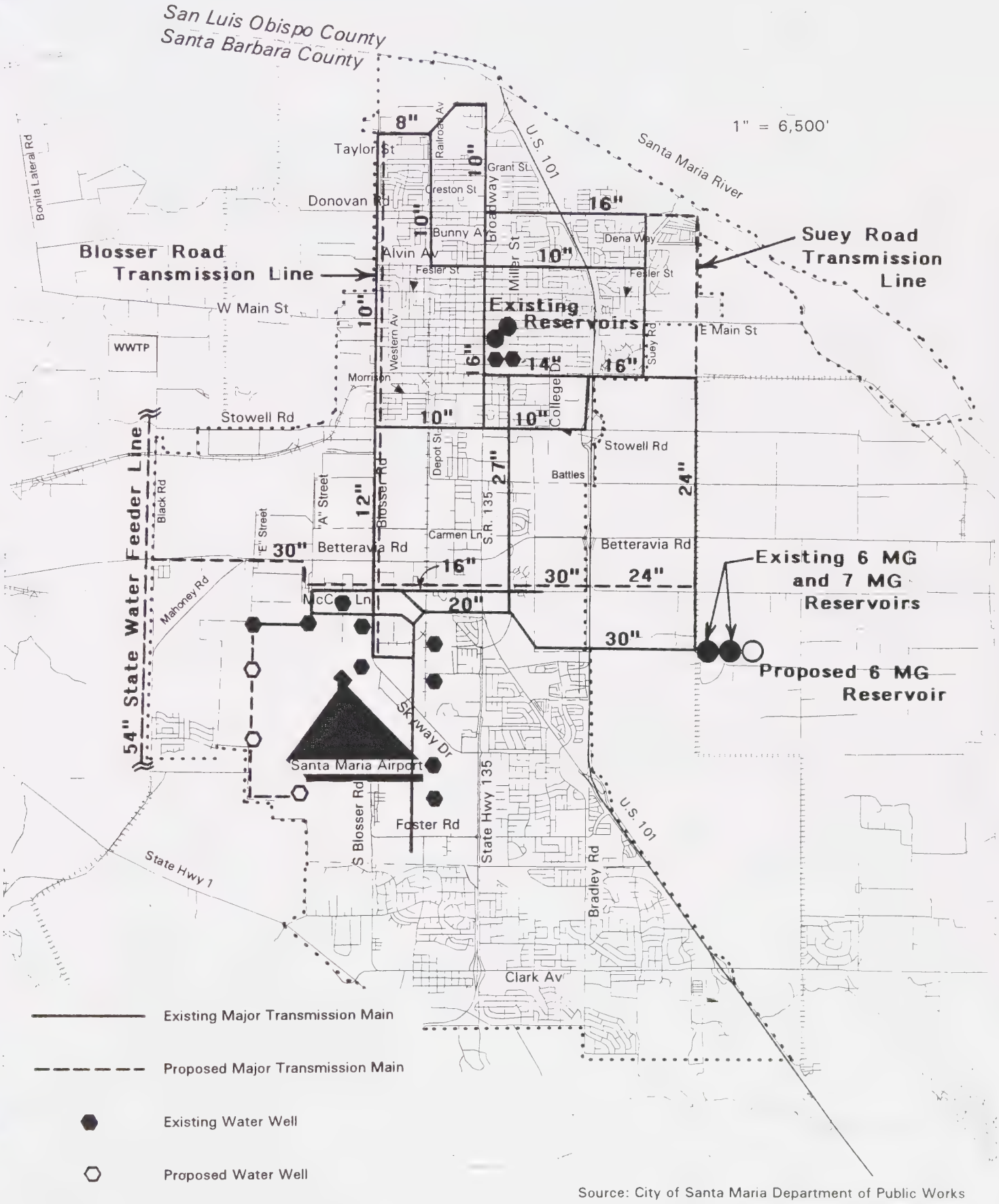
Regional Hydrology

The Santa Maria/Orcutt area is drained by four major watershed areas: Bradley/Blosser; West Main; Green Canyon; and Betteravia. Due to concern for the flooding of downstream agricultural lands and efforts to increase groundwater recharge, detention/recharge basins have been constructed, when possible, to capture storm water runoff from the watersheds.

Storm Drainage Systems

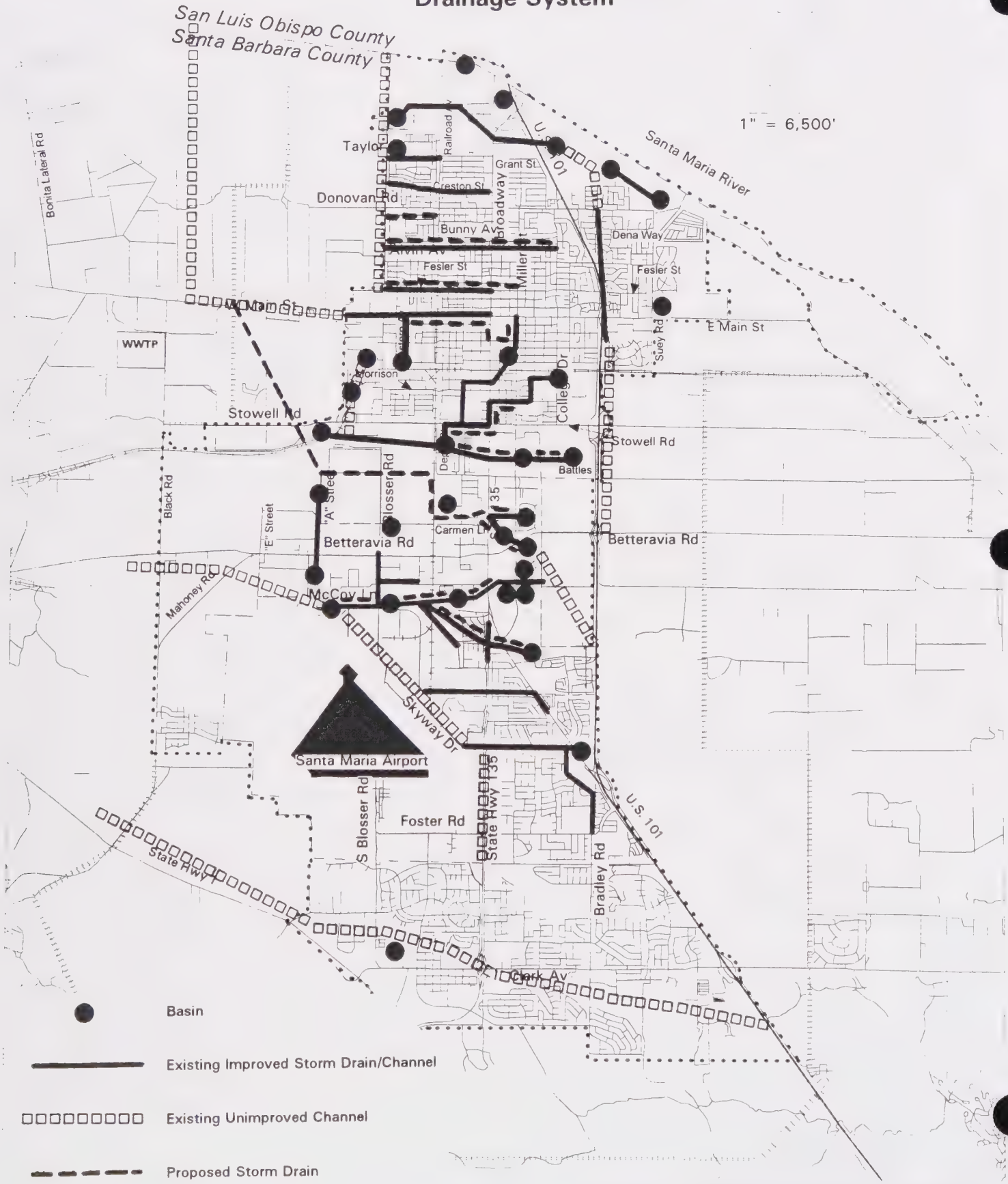
Roughly 5.3 miles of storm drain collector lines exist in the City. These lines range in size from 36 inches to 72 inches in diameter. A number of smaller storm drain lines also exist and are not included in the 5.3 mile total. Figure RME-9 shows the existing storm drainage system.

Figure RME-8
Water Transmission System



Source: City of Santa Maria Department of Public Works

Figure RME-9
Drainage System



Source: City of Santa Maria Department of Public Works

Major Drainage Channels

Approximately 6.4 miles of major storm drainage channels exist within the City. Each of these extends westerly from the City Limits to discharge into either the Santa Maria River or a tributary of the Santa Maria River. Typically, the channels are under the exclusive maintenance of the SBCFCWCD or shared maintenance between the City and SBCFCWCD. The locations of major drainage channels are shown on Figure RME-9.

Major Detention Basins

Detention basins serving the City provide various beneficial functions. These include the reduction of peak storm flowrates, recharge of groundwater basins, and the reduction of stormwater pollutants. Five major or regional detention basins receive storm waters from the Planning Area. The locations of major Detention Basins are shown on Figure RME-9.

Minor Retardation Basins

Smaller retardation basins are utilized throughout the City to retard the flow from storm events discharging to drainage facilities. This delay in flow allows a longer period of time for storm water to recharge into the groundwater basins. Figure RME-9 maps major City retardation basins.

Planned Improvements

In order to bring the City up to the current standard of 25-year capacity in the storm drain system and 100-year capacity in open channels, the improvements shown in Figure RME-9 are required.

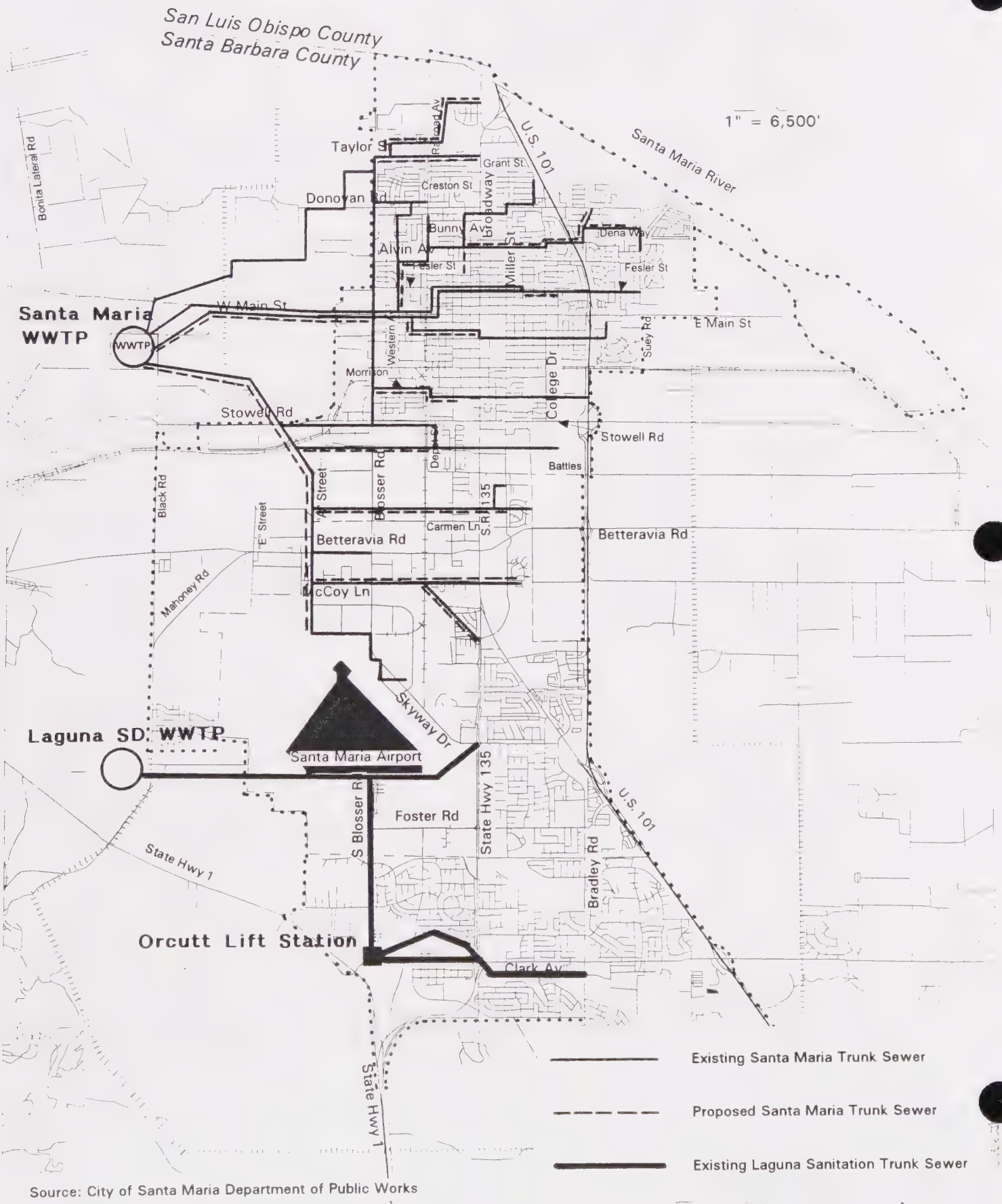
6. Wastewater Facilities

The City of Santa Maria operates its own wastewater collection and treatment system. The City's wastewater collection system consists of eight wastewater basins with associated trunk sewers and one treatment plant. The basins generally drain east to west to trunk line facilities that run to the treatment plant. There are some portions of the City that are serviced by the Laguna County Sanitation District (LCSD), which primarily serves the Orcutt area. The City also serves a portion of Orcutt. The existing and proposed wastewater collection system is shown in Figure RME-10.

The Santa Maria Wastewater Treatment Plant (WWTP) is located on Black Road, approximately 2.5 miles east of the City. The Treatment Plant has an existing capacity of 7.8 million gallons per day (mgd). The Fiscal Year 1993-1994 average daily flow was 6.4 mgd, or 82 percent capacity. The plant is planned to be expanded to 10 mgd by 1996. The LCSD treatment plant has a 3.2 mgd capacity with a 1991 average daily flow of 2.2 mgd. With the planned improvements, the Santa Maria Wastewater Treatment Plant will have the capacity to support existing and future growth in the City. Capacity of the City's wastewater treatment facility was also examined in the 1993 Water, Wastewater and Drainage Study.

Another area of concern with wastewater collection and treatment is the type and concentration of chemicals discharged from a wastewater treatment plant. The State Water Quality Control Board (SWQCB) has established limits on the concentrations of solids, sodium and chlorides that can be allowed to percolate into the soil. These limits vary with the nature of the existing soils and groundwater. The City's wastewater treatment plant currently meets discharge requirements for total dissolved solids and sodium. The City is also closer to meeting limits for chloride. The Background Information Report (Technical Appendix) provides a more detailed discussion of wastewater threshold limits.

Figure RME-10
Wastewater System



Source: City of Santa Maria Department of Public Works

7. Solid Waste Facilities and Services

The Santa Maria Landfill is owned and operated by the City of Santa Maria. It serves the solid waste disposal needs of the Cities of Santa Maria and Guadalupe, and the surrounding unincorporated portions of Santa Barbara County (Orcutt, Sisquoc, Gary, Los Alamos, and Casmalia).

Operated as a Class III solid waste disposal site, the Santa Maria Landfill accepts nonhazardous solid and inert wastes from residential, commercial, industrial, and agricultural uses in the planning area. Hazardous materials accepted are limited to household hazardous waste. Hazardous and designated waste must be disposed of outside of Santa Barbara County. Waste management programs conducted at the Santa Maria Landfill include the collection of recyclable materials, wood and yard waste grinding, non-friable asbestos disposal, and the operation of the household hazardous waste facility (opened in 1992). The City is also currently considering locating a transfer station at the landfill.

The Santa Maria Landfill consists of 290 acres which includes a 68-acre inactive area, a 134-acre active area, and an 88-acre future disposal area. According to the City of Santa Maria Resource Availability and Limitations Report - July 1991 (RALR), the active landfill area has a disposal volume (capacity) of approximately 6.0 million cubic yards. The future area will have a capacity of about 7.9 cubic yards for an overall total capacity of about 13.9 million cubic yards.

The landfill currently receives approximately 390 tons of waste per day. Solid waste projections have the wastestream increasing up to 740 tons per day (including recycling) by the year 2017. In order to accommodate the projected wastestream, the City's Site Facility permit will be amended to accept up to 740 tons of solid waste per day. Based on the landfill's estimated capacity and the solid waste projections, the Santa Maria Landfill could accommodate waste disposal area in 2018. Closure of the landfill disposal area will be accomplished in compliance with federal and state regulations.

Landfill operations are governed by the Waste Discharge Requirements (WDR numbers 90-038 and 93-084) for Class III landfills as per the Regional Water Quality Control Board (RWQCB), Santa Barbara County Environmental Health Services, and the California Integrated Waste Management Board (CIWMB). The City must comply with the California Integrated Waste Management Act of 1989, Assembly Bill 939 and Senate Bill 1322 (Chapters 1095 and 1096, Statutes of 1989) which requires all cities and counties to reduce their solid waste stream 25% by January 1, 1995, and 50% by January 1, 2000.

To comply with these solid waste diversion mandates, the City adopted a Source Reduction and Recycling Element (SRRE). The SRRE identifies how the City can meet the state mandated diversion requirements through curbside recycling, composting, and other waste reduction programs. Additionally, the enactment of Assembly Bill 2707 requires local jurisdictions to prepare, adopt, and submit a Household Hazardous Waste Element to the California Integrated Waste Management Board. The City of Santa Maria adopted the Countywide Household Hazardous Waste Element (HHWE) prepared for Santa Barbara County. The HHWE identifies programs to divert hazardous materials from landfills, safe collection programs, and educational programs.

Implementation of solid waste management and reduction programs will insure that the City's existing and future solid waste demands are met until 2017. The Solid Waste Section of the Background Information Report (Technical Appendix) discusses landfill capacity and operation.

C. GOALS, POLICIES, OBJECTIVES AND PROGRAMS

GOAL 10 - PUBLIC SAFETY FACILITIES AND SERVICES

Provide comprehensive public safety and public services.

POLICY 10.1.a(1)

Provide police and fire protection, library resources, solid waste disposal, and other municipal services which meet or exceed the existing and future needs of the residents in the service area.

Objective 10.1.a(1) - Police

Provide sufficient law enforcement facilities and services to maintain a high level of service to keep pace with the needs of the City's growing population. Maintain a city police force with a ratio of 1.3 sworn officer for each 1,000 residents.

Objective 10.1.a(2) - Police and Fire Complex

Construct a new police and fire complex at a centralized downtown location (i.e., Cook Street and Pine Street) to enhance police/fire coordination and response.

Objective 10.1.a(3) - Police

Improve public safety through the location of police facilities, support of crime prevention and increased community awareness.

Objective 10.1.b - Fire

Provide sufficient fire protection services to maintain a high level of service, and to keep pace with the needs of the City. Achieve and maintain a five minute response capability to all areas within the City Limits.

Objective 10.1.c - Library Services

Maintain centralized library facilities and ensure expansion of library facilities to keep pace with the growing population at a ratio of 0.5 square feet of library space per capita and 1.5 to 2 books per capita.

Objective 10.1.d(1) - Comprehensive Solid Waste System

Provide a comprehensive solid waste collection/disposal system to meet the existing and future solid waste demands in the service area.

Objective 10.1.d(2) - Waste Diversion Requirements

Locate a material recovery facility (MRF), transfer station and/or compost facility at the landfill to facilitate waste and disposal operations during and after landfill closure, and to facilitate the attainment of waste diversion requirements specified in AB 939.

Objective 10.1.d(3) - Reduction of Waste through Community Design

Improve resources and minimize waste through community design.

Objective 10.1.d(4) - Solid Waste Disposal

Support the regional efforts of Santa Barbara County to site a new landfill or other solid waste facility in northern Santa Barbara County by the end of the planning period (2010).

Implementation Programs

Police and Fire Protection

1. Police and fire departments shall review and comment on developments which have a direct effect on their ability to provide services. Developments should be reviewed for response times, fire sprinkler requirements, and other safety issues.

2. The Police Department shall continue its efforts to establish and implement community awareness programs such as Neighborhood Watch, Community Oriented Policing (COPS), and DARE, and community oriented policing.

3. Prepare an assessment of the City's existing and projected fire protection needs.

4. Enforce fire safety standards in accordance with state law.

5. Collect fees as required under the AB1600 Fee Program to pay for capital facilities.

6. Pursue funding for the construction of a public safety facility (Police and Fire) at the Cook Street and Pine Street site.

Library

7. Collect fees as required under the AB 1600 Fee Program to pay for Library expansion.

Solid Waste Disposal

8. Continue the disposal of solid waste in accordance with regulatory permits.

9. Support efforts of Santa Barbara County in siting a new regional landfill facility.

10. Apply appropriate incentives to encourage recycling firms to locate within the City of Santa Maria in accordance with the County's Recycling Market Development Zones status.

11. Continue to implement the programs outlined in the City of Santa Maria Source Reduction and Recycling Element. This includes curbside recycling and other programs aimed at reducing the solid waste stream by 50% by January 1, 2000. Finalize plans to develop a transfer station at the City landfill. The transfer station would be to facilitate disposal operations after landfill closure and attainment of waste diversion requirements specified by AB939.

12. Require recycling storage areas for large commercial and industrial projects.

Accomplishments to Date:

1. The City implemented a curbside recycling program in 1992.

2. Establishment of two police substations and a community oriented policing program.

3. Adopted most recent UFC and revised sprinkler requirements.

4. The County was designated as a recycling market development zone.

5. The continuation of the DARE and Neighborhood Watch Programs.

Anticipated Results:

1. Reduction of landfill waste stream by 50% by January 1, 2000.
2. Closure of the City's Landfill.
3. Expansion of the Public Library.
4. Construction of a new Police/Fire complex.
5. Siting of a new regional landfill in North County.

GOAL 11 - PUBLIC INFRASTRUCTURE

Develop a comprehensive system of public infrastructure that maintains a high level of service.

POLICY 11

Provide necessary public infrastructure to ensure reliable delivery of water, the collection, treatment and disposal of wastewater, and the conveyance, retardation, and recharge of surface drainage.

Objective 11.1.a(1) - Water System

Maintain and improve the existing water system so that it is capable of meeting the daily and peak demands of existing and future City residents and businesses.

Objective 11.1.a(2) - Water System

Maintain City-required water storage standards for emergency water service and fire flow pressure requirements.

Objective 11.1.a(3) - State Water Infrastructure

Provide the infrastructure necessary to ensure the adequate delivery and treatment of State Water by 1996.

Objective 11.1.b - Wastewater Collection, Treatment, and Disposal

Maintain a wastewater collection, treatment and disposal system which is capable of meeting the daily and peak demand of existing and future City residents and businesses.

Objective 11.1.c(1) - Conveyance of Surface Drainage

Ensure that all surface drainage is safely conveyed through the use of retardation basins, storm drains, recharge basins, and other infrastructure.

Objective 11.1.c(2) - Retardation Basins

Require all new development projects which modify or increase the surface water flow off the site to construct retardation basins designed to accommodate a 25 year storm event or to develop and pay into a regional system.

Objective 11.1.c(3) - Retardation Basin Districts

Increase drainage efficiency by developing large district wide retardation basins throughout the City.

Objective 11.1.c(4) - Flooding

Require all new structures located within the 100 year flood plain to comply with flooding standards which require the finish floor levels to be constructed a minimum of 2 feet above the 100 year floodplain elevation.

Implementation Programs

Public Infrastructure

1. Adopt, by resolution, Citywide Grading and Drainage Standards.

2. Infrastructure shall be designed in accordance with the Public Works Department's Standard Drawings and Specifications.

3. Review and approve infrastructure through the development review and CEQA processes. The Federal Emergency Management Agency (FEMA) maps shall be used when reviewing new development.

4. Review and approve infrastructure to be used for the delivery of State Water for compliance with standards.

5. Retardation basin sizing shall be in accordance with the City's Grading and Drainage Standards.

6. Prepare a Biennial Status Report (RME Goal 13) to assess the status of the City's public infrastructure which includes the water transmission system, and wastewater collection/treatment system.

7. Operation of the wastewater treatment plant shall meet the effluent discharge standards of the Regional Water Quality Control Board (RWQCB).

8. Incorporate the planned improvements identified in the Water, Wastewater and Drainage Study into the Resources Management Element.

Accomplishments to Date:

1. In 1992, the City Council adopted the Growth Mitigation/Monitoring Plan. A biennial update was prepared in January 1996.

2 In July 1991, the Public Works Department (Engineering Division) prepared the Resource Availability and Limitations Report for the City of Santa Maria.

3. In 1995, under the supervision of the Public Works Department, John Carollo Engineers prepared a report that analyzed the City's water distribution, wastewater collection and treatment, and drainage facilities. The report identified inadequacies and recommended improvements based on anticipated growth set forth by the General Plan.

4. In 1993, John Carollo Engineers, under the supervision of the Public Works Department, prepared the Wastewater Master Plan that identified necessary improvements to the Wastewater Treatment Plant to accommodate anticipated growth set forth by the General Plan.

5. The City's Flood Insurance Rate Maps were revised by FEMA in 1995 and eliminated many areas from the 100-year flood plain.

Anticipated Results:

1. Completion of the Water, Wastewater and Drainage Report by John Carollo Engineers and implementation of the recommendations contained therein.

2. Wastewater treatment plant compliance with RWQCB effluent standards.

3. Importation of State Water by 1996.

4. Expansion of the wastewater treatment plant to 10 MGD.

V. PRIVATE COMMUNITY SERVICES

A. INTRODUCTION

The intent of this chapter of the Resources Management Element is to recognize health care and education services as important resources in the development of the community. This chapter briefly discusses the education and health care facilities serving the Santa Maria/Orcutt area.

It should be noted that education and health care facilities and services are not directly provided by the City of Santa Maria, and are not defined as municipal services (please see Section IV - Public Facilities and Services Element). Additionally, the City's role and responsibility in the direct provision of these services are limited. However, it is recognized that in order to grow properly, adequate school sites must be planned for to allow the school district(s) to build needed schools.

In accordance with Section 65300 et seq. of the Government Code, the General Plan Land Use Element (LUE) contains discussion on the general location and distribution of educational facilities. The LUE insures that adequate land is reserved for schools to support future growth. This chapter of the RME serves to reinforce the goals, policies, objectives, and implementation programs identified in the Land Use Element.

B. FINDINGS AND PLANNING CONSIDERATIONS

1. School Facilities

The Santa Maria/Orcutt Area is served by various public and private schools. Figure RME-11 shows the existing and proposed location of schools.

Public Schools

There are three public school districts and one community college serving the educational needs of the City of Santa Maria and surrounding unincorporated areas. These school districts are: the Santa Maria-Bonita School District (SMBSD), the Orcutt Union School District (OUSD), and the Santa Maria Joint Union High School District (SMJUHSD). Allan Hancock College (AHC) provides college opportunities to the area's residents.

The SMBSD operates 14 elementary and junior high schools in the City of Santa Maria. The OUSD operates six elementary schools and two junior high schools in the Orcutt area.

The SMJUHSD operates three public schools--Santa Maria High School, Ernest Righetti High School and Delta Continuation High School.

Allan Hancock College operates three campuses. The main college campus is located at 800 South College Drive, Santa Maria. Two additional campuses are located in the City of Lompoc and Vandenberg Air Force Base.

Private Schools

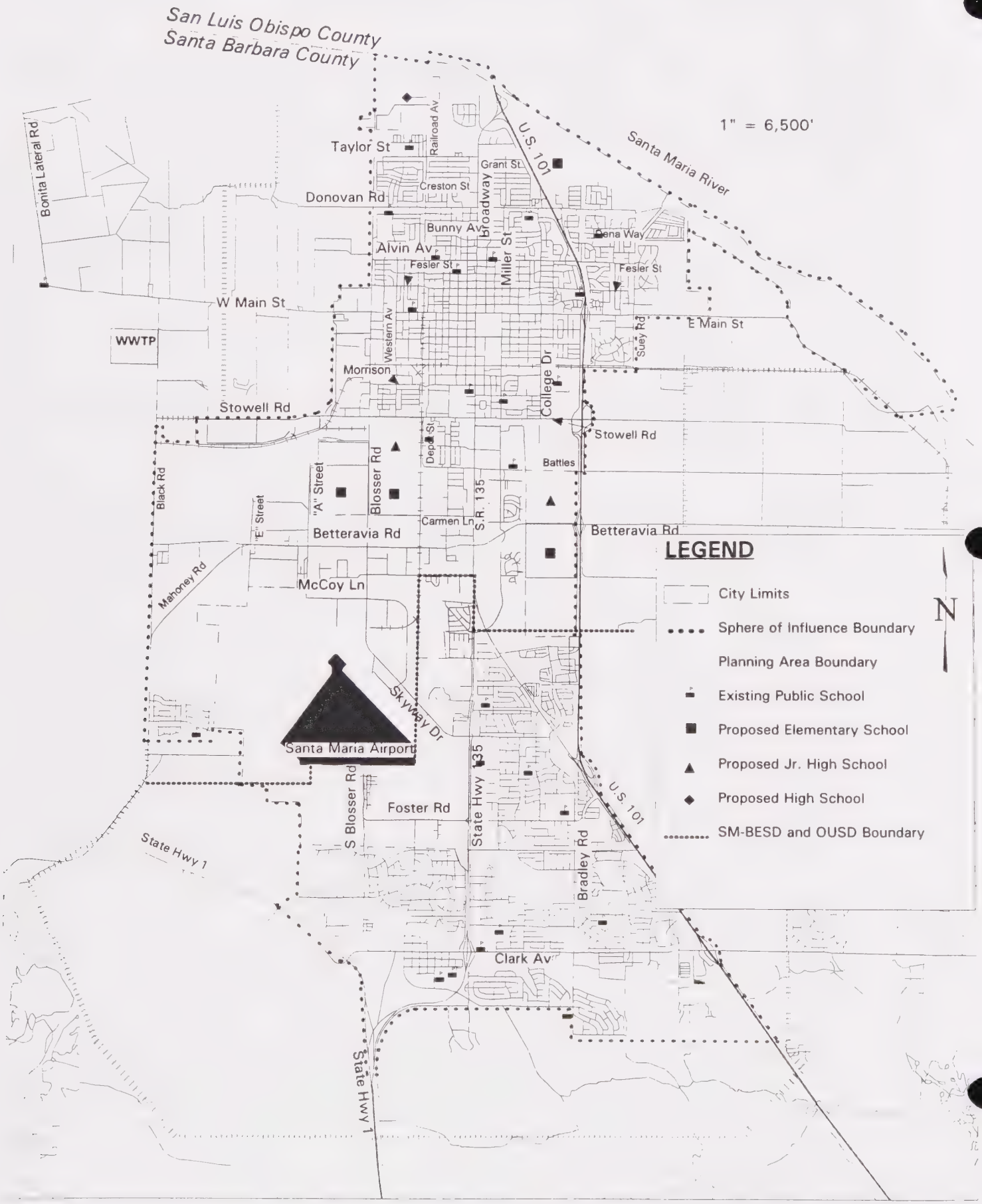
The Santa Maria Valley has several private schools (including church operated). The largest are Valley Christian Academy, Saint Joseph High School, Saint Louis De Montfort, and Saint Mary of Assumption.

2. Health Facilities

The residents of the City of Santa Maria are served by Marian Medical Center, Valley Community Hospital, the County health care clinic, and dozens of private medical practices.

These health care facilities provide area residents with a variety of emergency, inpatient, and outpatient health care services. Hospital facilities adequately meet level of service standards and will meet these standards in the future. Please see the Background Information Report (Technical Appendix) for more discussion on health facilities.

Figure RME-11
Existing and Proposed Public Schools



C. GOALS, POLICIES, OBJECTIVES AND PROGRAMS

GOAL 12 - HEALTH AND EDUCATION

Plan for adequate land area for health care and education facilities to service the existing and projected population.

POLICY 12.1

Support health care providers and the school districts in their efforts to provide health and education services to the community.

Objective 12.1.a - Coordination with Local School Districts

Coordinate planning for school sites with the School Districts and developers to accommodate the existing and projected student population based on the planned growth of the Land Use Element.

Objective 12.1.b - Support of Health Care Providers

Support the efforts of public and private health care providers to insure that there is an adequate level of health care for all segments of the community.

Implementation Programs

1. Coordinate planning efforts with the Santa Maria-Bonita Elementary School District, the Santa Maria Joint Union High School District, the Orcutt Union High School District and Allan Hancock College.

2. Support health care providers by making demographics and other information available to them upon request.

Accomplishments to Date:

1. In July 1994, the Santa Maria Bonita School District and property owners approved development agreements for those areas planned for annexation to the City. The agreements established a school fee, and the terms under which the fee would be paid by developers of residential property within the annexation areas.

2. Land area for the location of schools by the school district(s) was designated in several of the specific plans prepared as part of the Santa Maria Sphere of Influence and Annexation Study.

3. The City Council approved the Rivergate/Roemer Specific Plan under the condition that the Plan designate 10 acres for the location of an elementary school by the school district in the northern portion of the City.

4. Upon request, the Community Development Department provides demographic information to Marian Hospital, Valley Community Hospital, and the School Districts.

5. The City continues to work with the community hospitals to accommodate their growth demands.

Anticipated Results:

1. Adequate health care facilities to support the community.

2. Planning for school sites to accommodate growth demands.

VI. GROWTH MANAGEMENT

A. INTRODUCTION

Growth management can provide a community a steady growth rate to promote a consistent and healthy local economy, rather than leaving the community vulnerable to extreme boom and bust rates. In 1992, the Community Development Department prepared the Santa Maria Growth Mitigation/Management Report to address concerns with the growth of Santa Maria. The report addresses the potential impacts of growth on City infrastructure and services to the community, and discusses growth management options. The report was updated in January 1996.

B. FINDINGS AND PLANNING CONSIDERATIONS

Based on the Growth Mitigation/Management Report (August 1992), the City Council amended the Environment Resources Management Element to include a growth management goal, policy, and implementation program which requires that a status report of City resources and infrastructure capacity be prepared biennially and presented to the City Council. In addition, the City Council adopted AB1600 Growth Mitigation fees to build City capital projects and facilities. For a more detailed discussion on growth management, refer to the Growth Mitigation/Management Report (August 1992), as amended in January 1996.

C. GOALS, POLICIES, OBJECTIVES AND PROGRAMS

GOAL 13 - GROWTH MANAGEMENT

Provide sufficient resources and infrastructure to support existing population and planned growth.

POLICY 13

Ensure that the capacity of resources and infrastructure are not overburdened by growth.

Objective 13.1.a - Resource and Infrastructure Capacities

Establish and maintain resource and infrastructure standards and capacities that are reviewed and updated biennially.

Objective 13.1.b - Sustainable Population

Establish the City's sustainable population and adjust resources and infrastructure as the capacity changes based on the biennial report.

Implementation Programs

1. Prepare a biennial report to City Council by January 1, 1998, on the status of resource and infrastructure capacity. The report shall examine water resources, wastewater collection and treatment, recreation, parks, landfill, and other city services.

   The report should show historical consumption, existing capacity, projected demand, and planned and funded expansion.

2. Update report every 2 years after January 1, 1998.

Accomplishments to Date:

1. In July 1991, the Public Works Department (Engineering Division) prepared the Resource Availability and Limitations Report for the City of Santa Maria.

2. In August 1992, the Community Development Department prepared the Growth Mitigation/Management Report (August 4, 1992) for a joint meeting between the City Council and Planning Commission.

3. In November 1993, the City Council amended the Environmental Resources Management Element to include a growth management goal, policy, and implementation program.

4. In January 1996, the City Council received and reviewed the biennial growth management report update.

Anticipated Results:

1. A sustainable population of approximately 111,000 based on the availability of resources, the capacity of public infrastructure, and adequate level of public services.

A2L-Element.RME

HOUSING ELEMENT
of the
SANTA MARIA GENERAL PLAN

Adopted July 20, 1993
Amended September 20, 1993

RESOLUTION NO. 93-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA AMENDING THE HOUSING ELEMENT OF THE GENERAL PLAN (SP-91-23 AND GP-91-05, HOUSING ELEMENT UPDATE OF THE GENERAL PLAN)

WHEREAS, on July 20, 1993, the City Council, by Resolution 93-97, authorized the filing of a Negative Declaration of Environmental Impact for projects, SP-91-24 and GP-91-05; and

WHEREAS, by Resolution 93-98, the City Council of the City of Santa Maria, adopted the Housing Element Update of the General Plan; and

WHEREAS, subsequent to the adoption of the Housing Element, the State Department of Housing and Community Development (HCD) requested wording changes and technical amendments which clarify, but do not change the project or environmental evaluation conducted for projects SP-91-23 and GP-91-05; and

WHEREAS, the adoption of the amended Housing Element has been requested by HCD for the purpose of receiving certification of the Housing Element from the State; and

WHEREAS, the requested wording changes and technical amendments will allow the State Department of Housing and Community Development to certify the Housing Element as being in compliance with Article 10.6 of the California Government Code; and

WHEREAS, the certification of the Housing Element of the General Plan will allow the City to receive extra points to be used toward obtaining funds from the HOME Investment Partnership Program; and

WHEREAS, on September 20, 1993, the City Council of the City of Santa Maria held a regularly scheduled hearing for the purpose of considering wording clarifications and technical amendments required by HCD to be incorporated in the adopted Housing Element Update of the General Plan; and

WHEREAS, notices of said hearing were made at the time and in the manner required by law; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that:

1. The Housing Element of the General Plan is hereby amended to incorporate the expanded land inventory and analysis relating to the preservation of subsidized units at risk of conversion as set out in Attachment 2 of the City Council Agenda Report dated September 20, 1993.

2. The Community Development Department is authorized and directed to publish, distribute, and keep on file copies of the adopted Housing Element of the General Plan.

PASSED AND ADOPTED at ~~a~~ an adjourned regular meeting of the City Council of the City of Santa Maria held September 20, 1993.

/s/ GEORGE S. HOBBS, JR.
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

APPROVED AS TO FORM:

BY _____
CITY ATTORNEY

CONTENTS:

BY _____
DEPARTMENT HEAD

BY: _____
CITY ADMINISTRATOR

File: H-1.10

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625

September 3, 1993

Mr. Wayne Schwammel
City Manager
City of Santa Maria
110 South Pine Street
Santa Maria, California 93454-5190

Dear Mr. Schwammel:

RE: Review of Santa Maria's Draft Housing Element

Thank you for submitting the City of Santa Maria's draft housing element, received July 20, 1993 and supplemental information received by facsimile August 24, 1993. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

Our review has been facilitated by various telephone conversations with Mr. Bill Shipsey, the City Planner. This letter summarizes the conclusions of those discussions.

We are pleased to find that the draft element and supplemental information adequately addresses the comments in our June 18, 1993 review letter. The revised element now includes an expanded land inventory, and the analysis relating to the preservation of subsidized housing units at risk of conversion as required by Chapter 1451, Statutes of 1989. Once the revisions have been adopted, the element will be in compliance with State housing element law (Article 10.6 of the Government Code).

We note that the City adopted the revised element (not including the information received in the August 24th facsimile) after it was submitted for our review. To ensure full compliance with State housing element law, the City needs to adopt the element with the changes as noted in the draft document and supplemental information, and submit a copy of the adopted element pursuant to Government Code Section 65585(g). While the revised draft with the supplemental information addresses all the statutory requirements, they must be adopted to bring the element into compliance with State law (Article 10.6 of the Government Code).

In order to assist local governments in implementing their housing programs, this Department will be allocating funds from the HOME Investment Partnership Program (HOME), one of the new federal housing programs created by the 1990 National Affordable Housing Act. Local governments can use HOME funds to expand the resources available for housing rehabilitation, acquisition of land and structures, tenant based rental assistance, and new construction. As you are aware, the City is an eligible applicant for HOME funds. A Notice of Funding Availability (NOFA) was recently released for the current round of funding.

This Department's HOME program regulations include housing element status as a rating factor in the competitive application process for HOME funds. Jurisdictions with an adopted housing element that is in compliance with State housing element law, as determined by this Department on or before the date applications are due (i.e., October 1, 1993), will receive significant extra points if their application has met the threshold criteria. For more information on the HOME program, please contact Ms. Chris Webb-Curtis, of this Department, at (916) 322-0479.

City staff has indicated that it will be applying for HOME funds. As indicated above, the application deadline is October 1, 1993. We therefore encourage the City to adopt and submit the adopted element well in advance of the application deadline, so that the City may include a letter of compliance with the HOME application to increase the competitiveness of the City's application.

We wish you continued success in the implementation of your housing program. If you would like any assistance in implementing your housing element, please contact Mario Angel, of our staff, at (916) 445-3485.

At their request, pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations named below.

Sincerely,

Thomas B. Cook
Deputy Director

RESOLUTION NO. 93-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA ADOPTING THE COMPREHENSIVE UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN (SP-91-23 AND GP-91-05, HOUSING ELEMENT UPDATE OF THE GENERAL PLAN)

WHEREAS, on July 20, 1993, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the Housing Element Update of the General Plan; and

WHEREAS, the Planning Commission recommended that City Council authorize the filing of a Negative Declaration of Environmental Impact for projects, SP-91-24 and GP-91-05; and

WHEREAS, the City Council, by resolution, authorized the filing of a negative declaration of environmental impact for projects SP-91-23 and GP-91-05; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the City Council of the City of Santa Maria held a public hearing on the Housing Element for the purpose of receiving public comments on the Housing Element of the General Plan; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that the Housing Element of the General Plan is hereby adopted as noted in the Draft Housing Element dated May 19, 1993, on file in the Santa Maria Community Development Department.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held July 20, 1993 .

/s/ GEORGE S. HOBBS, JR.
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

File: H-1.10

APPROVED AS TO FORM
BY: [signature]
CITY ATTORNEY

CONTENTS:
BY: [signature]
DEPARTMENT HEAD
BY: [signature]
CITY ADMINISTRATOR

RESOLUTION NO. 93-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA FINDING NO DETRIMENTAL ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE STATE MANDATED UPDATE OF THE HOUSING ELEMENT OF THE SANTA MARIA GENERAL PLAN (SP-91-23, GP-91-05, E-92-81)

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing on July 20, 1993, for the purpose of considering the Housing Element Update of the General Plan; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) of 1970, Public Resources Code Sections 21000 et. seq., as amended, requires the evaluation of the environmental impacts of a project through an environmental impact report (EIR) or negative declaration; and

WHEREAS, the City Council has reviewed and considered an initial environmental study for the hereinafter described project and the recommendation from the Planning Commission for filing a negative declaration of environmental impact; and

WHEREAS, there appears to be no substantial detrimental environmental impact from the proposed project; and

WHEREAS, at the completion of said public hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. It is the finding of the City Council of the City of Santa Maria that there will be no substantial detrimental environmental impact arising from the proposed project.

2. The City Clerk is hereby authorized and directed to file a negative declaration of environmental impact with the County Clerk.

PROJECT DESCRIPTION

State mandated comprehensive update of the City's Housing Element of the General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held July 20, 1993 .

/s/ GEORGE S. HOBBS, JR.
Mayor

ATTEST:

/s/JANET KALLAND
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 93-97 which was duly and regularly introduced and adopted by said City Council at a regular meeting held July 20, 1993 by the following vote:

AYES: Councilmembers Toru Miyoshi, Bob Orach, Curtis J. Tunnell, Thomas B. Urbanske and Mayor George S. Hobbs.

NOES: None.

ABSENT: None.

Janet Kalland
City Clerk of the City of Santa Maria
and ex officio Clerk of the City Council

File: H-1.10

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INTRODUCTION

The Housing Element is one of seven mandated elements of the General Plan. It provides a written framework for meeting the housing goals of the City and was written by the Santa Maria Community Development Department. This document reflects substantial research and effort to produce an effective policy document for the decision-makers of the City. The Housing Element also serves as an informational document to the residents of the community, prospective residents, businesses, and developers. It includes written goals, policies, objectives, and implementation programs to show the housing needs and opportunities of the City of Santa Maria.

Part I contains a housing needs assessment and community profile. Understanding the population trends of the City and the housing needs of its residents helps in the implementation of programs to benefit those with the greatest needs. This section includes discussion of assisted units "at risk" of conversion to market rate housing.

Part II describes the inventory of available sites for housing. This section includes a map locating the potential residential development areas in the City. It also includes discussion about the regional "fair share" housing needs allocation and an analysis of the ability of the sites to accommodate the allocation in the City.

Part III lists the governmental and non-governmental constraints to the production of housing. Governmental constraints identified in the Housing Element include a program response to lessen the impacts on housing production.

Part IV contains the goals of the City, the policies guiding discretionary actions, and the optional policy programs that may be implemented to help further achieve the community goals. By nature, goals are very broad statements about a topic upon which most people can agree. Policies refine the goals into something that is more concrete and tangible, but still require specifics. The optional policy programs are concepts presented for discussion only.

Part V contains the quantified objectives and existing City programs being used for housing production, housing rehabilitation, and conservation of existing affordable units. The City reviews this section in the annual report and with the preparation of the 1997-2002 Housing Element. These objectives help quantify the success or failure of the City in reaching its housing goals.

Part VI outlines the public participation component of the Housing Element. Given a culturally diverse society, the City seeks a balance between the wants and needs of groups competing for scarce resources (such as affordable housing and support services). This section describes the efforts made to involve the general public in the preparation of the Housing Element. It includes written comments received from the State Department of Housing and Community Development, since Planning Commission review of this draft Housing Element, with a written response to comments.

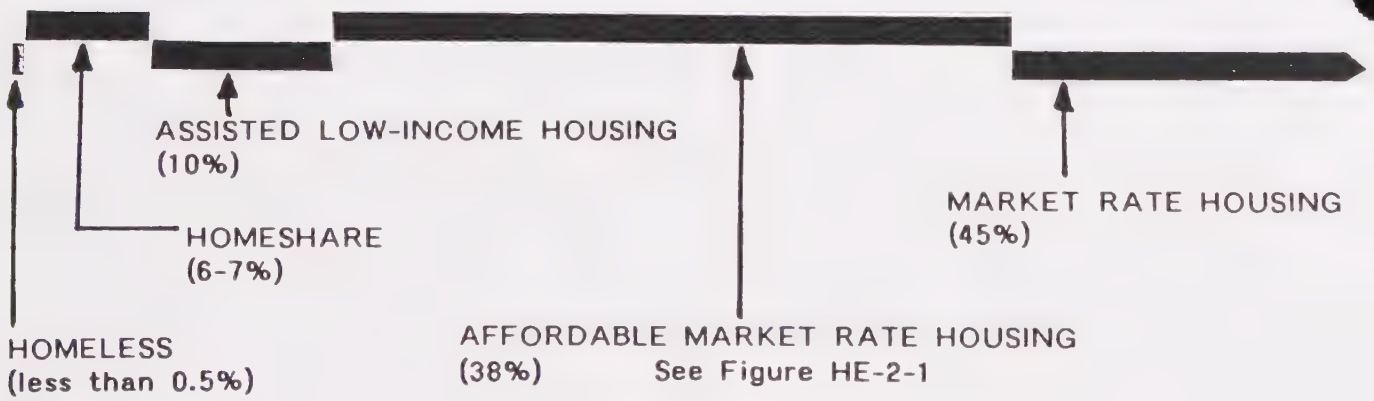
Part VII of the 1992-97 Housing Element reviews the goals, policies, objectives and implementation programs of the 1987-92 Housing Element. By comparing the quantified objectives contained in the 1987-92 Housing Element with the number of units added to the City over the past five years, the differences between objectives and actual performance can be determined. Part I contains a description of the program changes made to the 1992-97 Housing Element.

The adopted Housing Element will be revised into a landscape (11 x 8½) format. To avoid confusing the reader with past objectives, Part I of the Planning Commission Draft Housing Element has been placed at the end of this draft Housing Element.

As a framework for discussion, housing must be treated as a commodity. Such a framework imparts housing with specific traits. These include size, shape, location, age, condition, amenities, demand, and supply. All these traits factor together to create the value of housing in the free market.

FIGURE HE-i-1

HOUSING AFFORDABILITY CONTINUUM



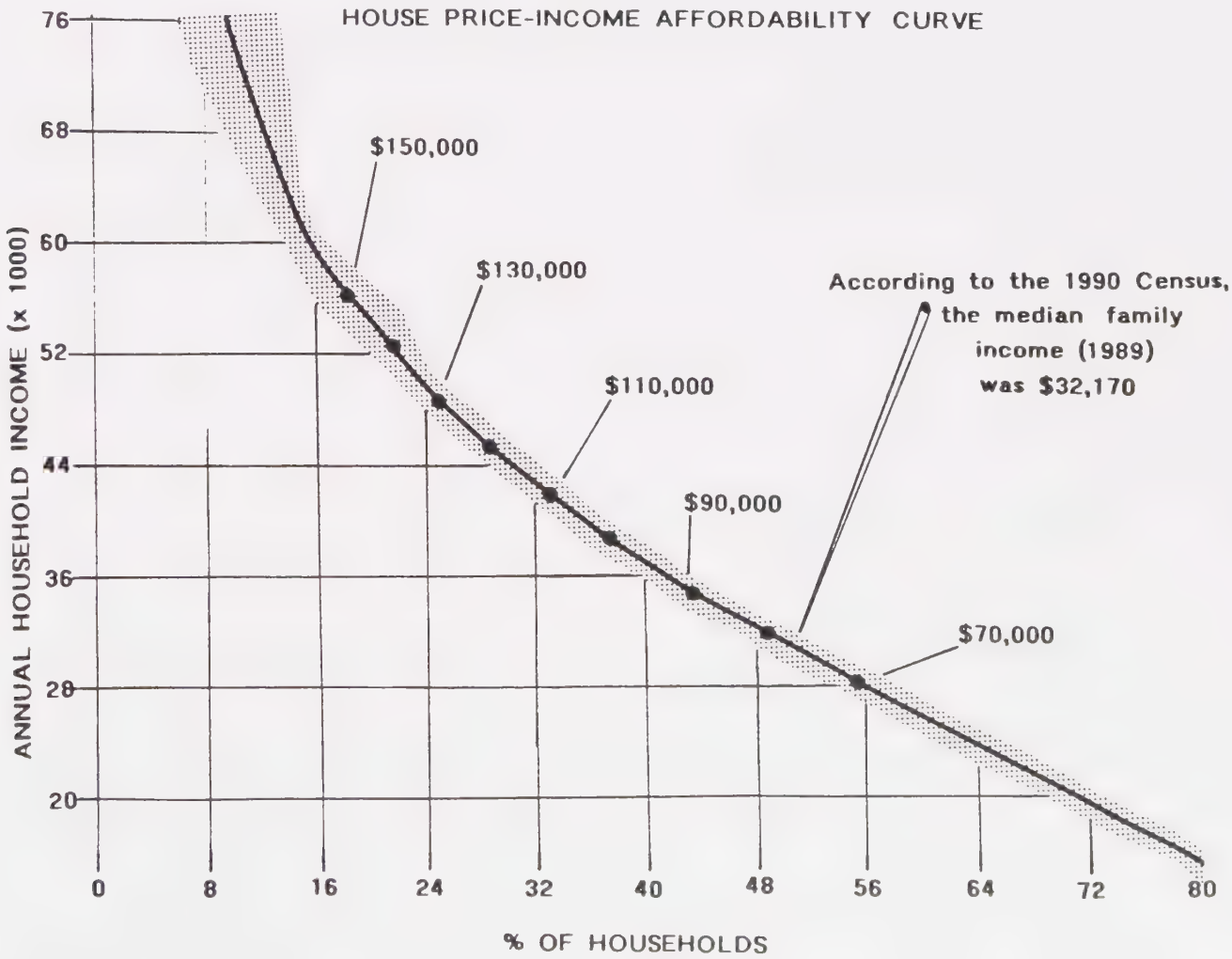
Affordable housing is a nebulous term unless compared with a bench mark. The standard used throughout this Housing Element is the **HUD median household income for a family of four.** The reader must recognize that HUD maintains housing program qualification income limits for only that purpose. The use of the income limits for any other purpose has not received HUD sanctions. Individual circumstances will deviate from this median. However, the concepts contained in this document provide the reader a basis for comparison and it generally indicates where the residents of the City are located on the Housing Affordability Continuum, shown in Figure HE-i-1.

The Housing Affordability Continuum portrays the general housing needs of Santa Maria against the price backdrop of housing supplied in the Santa Maria/Orcutt area. By a large margin, market rate housing fulfills most of the needs of the community. Government, church/community-based organizations, and non-profit housing providers fill the need for a housing "safety net" and fit into the low income end of the continuum. The role of government is to coordinate housing assistance efforts. Mostly, through assistance to the very low- and low-income households, the public sector helps fulfill the goals of the community. It also mandates that housing efforts, by the private sector, be made to keep market rate housing affordable.

Figure HE-i-2 shows the percentage of the City population by family income (curve). Points plotted on the curve to show the ability of the households to qualify for FHA financing at different levels of income. The chart includes housing values ranging from $70,000 to $150,000 and a financing interest rate of 8½ percent. Assuming FHA qualifications for down payment, PITI, and income, less than 35 percent of the family households can qualify to purchase the $110,000 house; fewer than 20 percent qualify for the $150,000 house. Depending on interest rates, the median income family qualifies for about $75,000 in FHA financing.

FIGURE HE-i-2

HOUSE PRICE-INCOME AFFORDABILITY CURVE



DEFINITIONS

The following terms are used throughout the Housing Element and are defined here for the reader's information.

AFFORDABLE HOUSING

Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

COST BURDEN > 30%

The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on data published by the U. S. Census Bureau.

COST BURDEN > 50% (SEVERE COST BURDEN)

The extent to which gross housing costs, including utility costs, exceed 50% of gross income, based on data published by the U. S. Census Bureau.

DISABLED HOUSEHOLD

A household composed of one or more persons, at least one of whom is an adult (a person of at least 18 years of age), with a physical, mental, developmental, or emotional disability.

ELDERLY HOUSEHOLD

A family in which the head of the household or spouse is at least 62 years old.

FAMILY

A household comprised of two or more related individuals.

FHA

Federal Housing Administration.

HCD

California Department of Housing and Community Development.

HEAD OF HOUSEHOLD

Person responsible for other members of the household; this status cannot be assigned to one person living alone or without dependents.

HOUSEHOLD

One or more persons occupying a housing unit (U. S. Census definition).

HUD

U.S. Department of Housing and Urban Development.

HUD INCOME LIMITS

Section 8 program income limits established by HUD and used to determine eligibility for housing program assistance. HUD sets the Low Income (80% of County median) and Very Low Income (50% of County median) limits based on 1990 Census family income data. See the Technical Appendix for more information.

LARGE FAMILY

A household of 5 or more persons which includes at least 2 related persons.

LOW INCOME

Households whose incomes are between 51% and 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

MODERATE INCOME

Households whose incomes are between 81% and 95% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

NEEDING REHABILITATION

Dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems, or maintenance work.

NOT REHABBABLE

Dwelling units that are determined to be in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

PERSONS WITH SPECIAL NEEDS

Target groups, including large families, farmworkers, elderly, handicapped (including persons with AIDS), homeless, and single-headed households, needing increased housing opportunities or supportive services.

P.I.T.I.

Principal, Interest, Taxes, and Insurance expenses typically incurred during the purchase of real estate.

OVERCROWDED

A housing unit containing more than one person per room (U. S. Census Bureau definition).

PROJECT-BASED (RENTAL) ASSISTANCE

Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

ROOM

A U.S. Census Bureau definition that counts the number of whole rooms for living purposes. For each unit, these include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling.

SMSA

Standard Metropolitan Statistical Area. A region, usually coterminous with the county boundary, for which information is gathered, compiled, analyzed, tabulated, and distributed.

SUBSTANTIAL REHABILITATION

Rehabilitation of residential property at an average cost for the project in excess of $25,000 per dwelling unit.

SUPPORTIVE HOUSING

Housing, including Housing Units and Group Quarters, that has a supportive environment and which includes a planned service component.

SUPPORTIVE SERVICES

Services provided to residents of supportive housing for the purpose of facilitating the independence of residents.

TENANT-BASED (RENTAL) ASSISTANCE

A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

TENURE OF HOUSING

A reference to how the residential property is held (e.g. owned or rented).

TYPE OF HOUSING

A general description of residential property by its characteristics (e.g. single family detached, single family attached, multiple family apartment, mobile home, group quarters, single room occupancy, etc.).

VERY LOW INCOME

Households whose incomes do not exceed 50% of the median area income for the area as determined by HUD.

PART I

COMMUNITY PROFILE AND HOUSING NEEDS ASSESSMENT

Part I contains a community profile and housing needs assessment. Understanding the population trends of the City and the housing needs of its residents helps in the implementation of programs to benefit those with the greatest needs. This section includes a discussion of assisted units "at risk" of conversion to market rate housing.

COMMUNITY PROFILE

POPULATION CHARACTERISTICS

The 1990 U.S. Census reported a total population of 61,284 persons residing in the City of Santa Maria. The City population increased 54 percent from the 1980 Census count of 39,685 people. The average annual growth rate for the ten year period between census counts calculates out to 4.44 percent. The Community Development Department projects that Santa Maria will continue to grow in population at an average annual rate of 2.5 percent over the 20 year period from 1990 to 2010. Current State Department of Finance Population Estimates place the City's population at 64,046 on January 1, 1992.

POPULATION BY AGE CHARACTERISTICS

According to the 1990 Census, the median age of the City population is 29.33 years old. In 1980, the median age was 27.90. The 1970 Census recorded a median age of 24.50. These data represent a significant aging of the City's population from 1970 to 1990. Table HE-1-1 shows the percentage of three life cohorts based on the 1980 and 1990 Census data.

TABLE HE-1-1

Age	1980	1990
0-17	29.44%	29.86%
18-64	59.86%	58.10%
65 & over	10.70%	12.04%

POPULATION BY ETHNIC CHARACTERISTICS

The Hispanic population is the largest ethnic (minority) group in Santa Maria. In the 1980 Census, 33.5 percent of the population claimed Hispanic origins. The 1990 Census reported 45.7 percent claiming Hispanic origins. These data show a 111 percent increase in the Hispanic population as compared with a 54 percent increase in the total population of the City. Table HE-1-2 shows that the White (non-Hispanic) population has declined as dramatically as the Hispanic population has risen, while the proportions of Black and Asian populations have remained virtually unchanged.

TABLE HE-1-2

	1980	1990
White (Non-Hispanic)	58.14%	46.41%
Hispanic (All Races)	33.47%	45.71%
Asian & Pacific Islanders	5.25%	5.13%
Black (Non-Hispanic)	2.09%	1.95%
Native American	.98%	.61%
Other	.07%	.19%

HOUSEHOLD CHARACTERISTICS

The 1990 Census reported a total of 19,907 households in Santa Maria. This is a 41 percent increase over the 14,040 households reported in the 1980 Census. The mean, or average, household size increased from 2.80 persons to 3.04 persons. Owner-occupied dwelling units contain an average of 2.90 persons per unit; renter-occupied units have an average of 3.20 persons per unit. Table HE-1-3 shows the percentage of units (occupied, owner-occupied, and renter-occupied) by the number of persons living in the dwelling unit. This table shows that over 50 percent of the occupied units consisted of one or two persons. It also shows a much larger percentage of 2 person owner-occupied than renter-occupied units and many more 7 person renter-occupied than owner-occupied units.

TABLE HE-1-3

Persons per Unit	% of Total Occ. Units	% of Total Owner Units	% of Total Renter Units
1 Person	19.70%	17.40%	22.37%
2 Persons	30.79%	37.23%	23.28%
3 Persons	16.36%	15.44%	17.42%
4 Persons	14.92%	14.32%	15.62%
5 Persons	8.21%	7.39%	9.17%
6 Persons	4.56%	4.22%	4.96%
7 or More Persons	5.46%	3.99%	7.17%

In 1980, 39 percent of the households contained families with children. The household composition for Santa Maria is still largely reflected in families with children. According to the 1990 Census, a total of 8,429 households were counted as families with children under 18 years of age. This comprises 42 percent of the total households. The three points below show the configuration of family households with children under 18 years of age in the City.

- 6,064 (30.46 percent) were traditional families.
- 556 (2.79 percent) were single male headed households.
- 1,809 (9.09 percent) were single female headed households.

EMPLOYMENT CHARACTERISTICS

According to the 1990 Census, the City has 29,113 persons 16 years and older in the labor force; there are 15,390 persons 16 years and older not in the labor force. 7.79 percent of the labor force is unemployed. The current (January 1993) unemployment rate in Santa Barbara County is 9.1 percent; in April 1990, the County unemployment rate was 4.2 percent.

Listed below are the highest employment industries in Santa Maria--over 70 percent of all employment occurs in these five sectors. The percentage of total employment is shown in parenthesis ( ).

Retail Trade	(17.9%)
Professional and Related Services	(17.1%)
Agriculture	(16.0%)
Manufacturing	(12.2%)
Construction	(7.1%)

Listed below are the occupation categories listed in the 1990 Census. The percentage of total employment is shown in parenthesis ( ).

Technical, Sales, & Administrative Support	(27.8%)
Managerial & Professional Specialty Occupations	(17.1%)
Operators, Fabricators, & Laborers	(15.7%)
Farming, Forestry, & Fishing Occupations	(14.5%)
Service Occupations	(13.1%)
Precision Production, Craft, & Repair Occupations	(11.8%)

- Approximately 64 percent of the labor force living in Santa Maria also works in Santa Maria.

- 23 percent of the work force living in Santa Maria works outside the City limits, but works within Santa Barbara County.

- About 10 percent of the workers living in Santa Maria work outside the County.

- The greatest change, from the 1980 Census, occurred in the number of residents commuting to jobs outside the City limits. This increased from 5.26 percent to 10.27 percent.

- The average travel time to work increased from 15 minutes in 1980 to 18 minutes in 1990.

Agricultural Employment

From 1980 to 1990, farming, forestry and fishing occupations grew in number from 1,637 to 3,896--a 140 percent increase. Over the same 10-year period, the percentage of City population employed in this sector grew from 9.7 to 14.5. Because the Santa Maria Valley is an agricultural valley, the vast number of jobs increased in farming, rather than forestry or fishing. Since row crop agriculture is labor intensive, most of the employment growth in this sector can be attributed to farm workers.

Farm Worker Wages

Although the available 1990 Census data are not tabulated to show race/ethnicity (or citizenship) by occupation (or industry), certain inferences can be drawn by using the available information.

- Self-employed farm income (average) is $16,707. Self-employed non-farm income (average) is $21,117. For the self-employed, farm income is about 80 percent of the non-farm income.

- Hispanic household income is about 82 percent of the average household income in the City.

- Per capita income for Hispanic and "Other Race" persons was 59 percent and 55 percent of the per capita income citywide. Note that over 99 percent of the other race category claimed Hispanic origins.

- Over 22 percent of the City population is foreign born; over 16 percent of the City population does not hold U.S. citizenship.

- Most farm workers are foreign born and Hispanic persons.

The data imply that farm workers earn significantly lower wages than the City population as a whole. The data also suggest that the household size for farm workers is about 40 percent more than the City as a whole. Farm worker housing needs differ from most other groups in the community. These needs include:

- larger, low cost apartments;
- seasonal and transitional housing for individuals and families;
- labor camps on individual farms or near many farms; and
- support services to ease the transition into the community (i.e. interpreter services, on-site ESL classes, transportation, etc.).

JOBS/HOUSING BALANCE

The Santa Maria Sphere of Influence Boundary Expansion and Concurrent Annexation Final EIR produced a detailed analysis of the Santa Maria/Orcutt jobs/housing balance. The FEIR identified a range of between 1.6 to 1.0 jobs per dwelling unit as being in balance. Presently, the Santa Maria/Orcutt area has 1.21 jobs per dwelling unit. The Technical Appendix contains the Jobs-Housing discussion extracted from the Sphere of Influence and Annexation FEIR. This discussion incorporates a full buildout assumption into the analysis and concludes that Santa Maria achieves about 1.0 jobs per dwelling--considered the housing rich end of the in-balance standard--at the end of the 20-year study period.

HOUSEHOLD AND FAMILY INCOME

The 1990 Census data show that the median household income in Santa Maria rose 84 percent from $16,005, in 1980, to $29,492 in 1990. The median income for families--excludes single person households--rose 74 percent from $18,526 to $32,170 during the same period. Santa Barbara County's median household income was $35,677 in 1990--up 99 percent from 1980. The County's median family income rose over 90 percent from $21,630 in 1980 to $41,289 in 1990.

PER CAPITA INCOME

The per capita income rose 86 percent between 1980 and 1990, from $6,507 to $12,118.

POVERTY LEVEL

The poverty level for a family of four, in 1990, was $12,674. Table HE-1-4 shows the ranges used in the 1990 Census.

TABLE HE-1-4

SIZE OF FAMILY UNIT	POVERTY THRESHOLD
One person (unrelated individual)	$ 6,310
Under 65 years	$ 6,451
65 years and over	$ 8,947
Two persons	$ 8,078
Householder under 65 years	$ 8,343
Householder 65 years and over	$ 7,601
Three persons	$ 9,885
Four persons	$12,674
Five persons	$14,990
Six persons	$16,921
Seven persons	$19,162
Eight persons	$21,328
Nine or more persons	$25,480

- The level of poverty increased 41.9 percent between the 1980 and 1990 censuses, from 11.7% to 16.6% of the population.

- Although the number of persons age 60 and over living in poverty increased from 558 to 657, the percentage of this age group living in poverty decreased from 1.41 percent to 1.07 percent.

- The percentage of children living in poverty increased over 58% during the period. 4.63% of all children were living in poverty in 1980; 7.34% were living in poverty in 1990.

These facts, coupled with increased poverty citywide, indicate that the burden of poverty impacts families with children more in 1990 than in 1980.

HOUSING MARKET CHARACTERISTICS

The number of dwelling units increased approximately 41 percent between 1980 and 1990, from 15,018 to a 1990 Census count of 21,144. This matches the percentage increase of households over the same period. According to the 1990 Census, 19,907 units were occupied, and 1,237 were vacant; this is a 5.85 percent vacancy rate. 53.82 percent of the units were owner occupied; 46.18 percent were renter occupied. Table HE-1-5 shows the 1990 Census unit count, percentage of total units, and vacancy percentage by housing type.

TABLE HE-1-5

Housing Type	# of Units	% of Total	% Vacant
Single Family-Detached	12,265	58.01%	3.27%
Single Family-Attached	1,224	5.79%	5.80%
Duplex	420	1.99%	6.19%
Tri-plex/Four-plex	1,247	5.90%	7.70%
5 to 9 Units	1,134	5.36%	11.73%
10 to 19 Units	1,547	7.32%	8.14%
20 to 49 Units	940	4.45%	5.00%
50 or More Units	497	2.35%	17.10%
Mobilehome/Trailer	1,506	7.12%	6.64%
Other	364	1.72%	41.76%

The potential for overcrowding in housing increases when the cost of housing is high relative to incomes and the supply of housing is limited. The element of overcrowding should be considered when attempting to identify housing needs. The U.S. Department of Housing and Urban Development (HUD) defines overcrowded conditions as 1.01 or more persons per room. Table HE-1-6 shows 1990 Census crowding data for Santa Maria.

TABLE HE-1-6

Persons per Room	Occup Units	Owner Units	Renter Units
0.50 or Fewer	10,209	6,821	3,388
0.51 to 1.00	6,348	2,895	3,453
1.01 to 1.50	**1,384**	**521**	**863**
1.51 to 2.00	**1,038**	**314**	**724**
2.01 or More	**928**	**165**	**763**

The issue of overcrowding involves economic and cultural factors. While the HUD standard is one room per person, there exist "culturally acceptable" crowded conditions--not traditional for most North American households--resulting from demographic trends occurring over the past 20 years. Often, the crowding consists of extended families that desire to be together--not people who are economically driven to live together.

- 1,000 owner-occupied units were overcrowded in 1990. This accounts for 9.33 percent of the 10,716 owner-occupied units in Santa Maria and 5.02 percent of all occupied housing units.

- 2,350 renter-occupied units were overcrowded in 1990. This represents 25.57 percent of the 9,191 renter-occupied units in Santa Maria and 11.80 percent of all occupied housing units.

- 16.82 percent of all occupied housing units are overcrowded by HUD definition.

HOUSING MARKET CONDITIONS

Table HE-1-7 shows the 1993 HUD income limits for subsidized housing qualification in Santa Barbara County, which are also the limits used for Santa Maria. These income limits will be utilized in Tables HE-1-9 and HE-1-10. HUD requires application of the national median income limits where the SMSA median incomes are higher; this limit does not apply to Santa Barbara County. For comparison purposes, Santa Maria's median family income was $32,170 in the 1990 Census.

TABLE HE-1-7
HUD HOUSEHOLD INCOME LIMITS (1993)

HOUSEHOLD SIZE	(50%) VERY LOW	(80%) LOW*	(100%) MEDIAN	(120% OF MEDIAN) MODERATE
1 PERSON	$15,950	$25,500	$31,900	$38,300
2 PERSONS	$18,200	$29,100	$36,400	$43,700
3 PERSONS	$20,450	$32,750	$40,900	$49,100
4 PERSONS	$22,750	$36,400	$45,500	$54,600
5 PERSONS	$24,550	$39,300	$49,100	$58,900
6 PERSONS	$26,400	$42,200	$52,800	$63,350
7 PERSONS	$28,200	$45,150	$56,400	$67,700
8 PERSONS	$30,050	$48,050	$60,100	$72,100

* Low Income Limit for a family of four is subject to the national median family income level of $39,700

Market for Rental Housing

According to the 1990 Census, the median contract rent for a housing unit in Santa Maria was $505; the lower quartile was $410 and the upper was $608. This means that 50 percent of rents fall between $410 and $608 and 25 percent of the rents are below $410 per month. Table HE-1-8 is the result of a survey of rental units by housing type conducted in late 1991 by the Advance Planning Division of the City of Santa Maria Community Development Department. Utility allowances, which have not been added into the rent figures, are taken from the HUD Section 8 Existing Housing Allowances (June 1, 1990).

TABLE HE-1-8

Housing Type	Range of Rents	Average Rent	Utility Allowance
Room	$250 - $ 425	$296	-0-
Studio	$410 - $ 475	$435	$60
1BR Apt	$360 - $ 515	$455	$65
2BR Apt	$400 - $ 625	$547	$74
3BR Apt	$575 - $ 650	$611	$81
2/3BR Condo	$575 - $ 900	$700	$81
House	$450 - $1300	$843	$81

Cost burden is experienced when more than 30 percent of **gross monthly income** (GMI) is required for housing costs, including utility costs; severe cost burden is experienced when more than 50 percent is required. Table HE-1-9 shows the cost of available rental units, including the cost of utilities, for each family size. Any amount between "30% GMI" and "50% GMI" indicates cost burden, and any amount greater that "50% GMI" indicates severe cost burden. The table demonstrates that in the very low income range, severe cost burden is experienced by all family sizes at the lower end of the income range, and cost burden is usually experienced at the higher end of the range.

Census data indicate that renter occupied housing has more persons (3.20) per household than does owner occupied (2.90) housing. The data also show that over 80 percent of owner occupied housing occurs in single family homes while almost half of the renter occupied housing occurs in apartments. These data suggest that there is greater potential for overcrowded conditions occurring in apartments than in single family houses. There exists the possibility that household size increases more in lower and low-income renter households than in more moderate and upper-income owner households.

Increasingly, more than one wage earner lives in a household. Often, two, three, or more, workers contribute to paying for housing costs (rent or mortgage). In these cases, the housing cost burden does not exceed 30 percent and is not considered to be a significant problem.

TABLE HE-1-9

HOUSING COSTS FOR VERY LOW INCOME
(UP TO 50% OF MEDIAN) RENTERS

Fam Size	30% of GMI	50% of GMI	Housing Type	Avg Rent With Util	Rent Range With Util
1	0 - $399	0 - $665	Room	$296	$250 - $425
			Studio	$495	$470 - $535
			1 BR Apt	$520	$425 - $580
2	0 - $455	0 - $758	1 BR Apt	$520	$425 - $580
			2 BR Apt	$621	$474 - $699
3	0 - $511	0 - $852	2 BR Apt	$621	$474 - $699
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
4	0 - $569	0 - $948	2 BR Apt	$621	$474 - $699
			3 BR Apt	$692	$656 - $731
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
5	0 - $614	0 - $1,023	3 BR Apt	$692	$656 - $731
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
6	0 - $660	0 - $1,100	3 BR Apt	$692	$656 - $731
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
7	0 - $705	0 - $1,175	House	$924	$531 - $1,381
8	0 - $751	0 - $1,252	House	$924	$531 - $1,381

Table HE-1-10 demonstrates that in the other low income range (50 to 80 percent of median income), housing cost burden is frequently experienced by all family sizes at the lower end of the income range, but there is no cost burden at the higher end of the range. Severe cost burden should not be experienced in this income range.

TABLE HE-1-10
HOUSING COSTS FOR OTHER LOW INCOME
(50% TO 80% OF MEDIAN) RENTERS

Fam Size	30% of GMI	50% of GMI	Housing Type	Avg Rent Inc Util	Rent Range Inc Util
1	$399 - $638	$665 - $1,063	Room	$296	$250 - $425
			Studio	$495	$470 - $535
			1 BR Apt	$520	$425 - $580
2	$455 - $728	$758 - $1,213	1 BR Apt	$520	$425 - $580
			2 BR Apt	$621	$474 - $699
3	$511 - $819	$852 - $1,365	2 BR Apt	$621	$474 - $699
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
4	$569 - $910	$948 - $1,517	2 BR Apt	$621	$474 - $699
			3 BR Apt	$692	$656 - $731
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
5	$614 - $983	$1,023 - $1,638	3 BR Apt	$692	$656 - $731
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
6	$660 -$1,055	$1,100 - $1,758	3 BR Apt	$692	$656 - $731
			Condo	$781	$656 - $981
			House	$924	$531 - $1,381
7	$705 -$1,129	$1,175 - $1,881	House	$924	$531 - $1,381
8	$751 -$1,201	$1,252 - $2,002	House	$924	$531 - $1,381

- Based on the 1990 Census, 36.75 percent of all households experience cost burdens of 30% or more.
- 24.9 percent of all owner-occupied housing are under some sort of cost burden.
- 48.4 percent of all renter-occupied households experience some cost burden.
- Over 62 percent of the households that experience housing cost burden earned less than $20,000 in 1989.
- There are 1,246 families receiving Section 8 assistance in Santa Maria.

Market for Home Purchase

According to the 1990 Census, the median value of a house in Santa Maria was $141,900. In order to qualify under FHA criteria to purchase this home at 8½ percent interest, the prospective buyer would need an annual income of about 52,800. In 1993, The median income for a family of four in Santa Barbara County, which also applies to Santa Maria, was $45,500.

The lower quartile home value was $114,000. An annual income of about 42,800 would be required to purchase this home, which puts it out of reach for low income families of one to four persons without causing a cost burden. One fourth of homes should fall below $114,000, according to the Census. Some low income families may be able to buy a home in this range if they have the down payment.

A very low income family of four, with an income of less than $22,750 per year (defined as earning no more than 50 percent of the county median income), would need to purchase a home for less than $70,000. Almost nothing in this category, for sale, exists in Santa Maria. If such a home were found, it would almost certainly need extensive rehabilitation.

While high home ownership rates are considered to be a positive part of a strong community, by no means is home ownership essential for every citizen of the City. Some lifestyles, such as those involving high mobility, may prevent some people from owning their home; others may be unable to save a down-payment or make the regular mortgage payments necessary to keep the house. For these people, an adequate rental housing supply is essential to meet their housing needs.

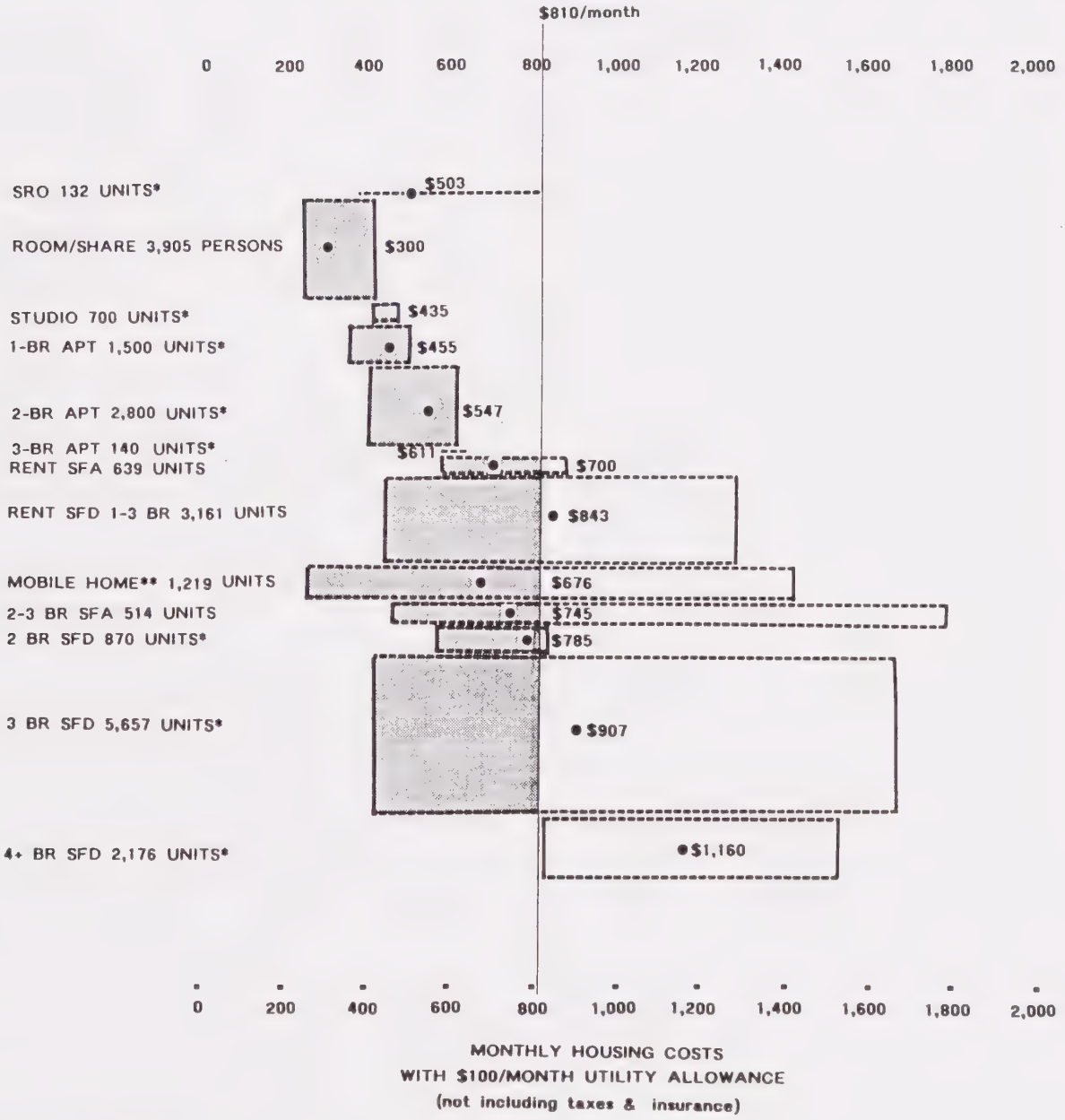
During 1991 and 1992, the Community Development Department collected information from various sources to generate Figure HE-1-1. This graphic sows the supply of housing by type. These include:

SRO (Single Room Occupancy) units;
Rooms for rent, typically in an apartment or house sharing arrangement;
Studio apartments (estimated at about 13% of all apartments);
1-Bedroom apartments (estimated at about 30% of all apartments);
2-Bedroom apartments (estimated at about 55% of all apartments);
3-Bedroom apartments (estimated at about 2% of all apartments);
SFA (Single Family Attached), or condominiums, for rent;
SFD (Single Family Detached), or houses, for rent;
MH (Mobile Homes)
2-3 Bedroom SFA
2 or fewer Bedroom SFD (estimated at about 10% of all houses);
3 Bedroom SFD (estimated at about 65% of all houses);
4 or more Bedroom SFD (estimated at about 25% of all houses).

Figure HE-1-1 graphically shows the number of housing units (along the vertical axis of the page) in each housing type. For example, the 3 bedroom SFD is 2.6 times as tall as the 4 bedroom SFD. Along the horizontal axis, this figure shows a range housing cost information for each housing type. It incorporates the monthly cost of housing (rent or principal & interest payments) from low--$250 for renting a room--to high--$1802 to make payments on a condominium. These housing payments help to show the relative market range in the Santa Maria/Orcutt area.

FIGURE HE-1-1

Housing Availability by Type and Price



* ESTIMATED NUMBER

** INCLUDES $285 (average) MH SPACE RENT

● AVERAGE PAYMENT BY HOUSING TYPE

HOUSING AFFORDABLE TO A FAMILY OF FOUR WITH $36,400 INCOME AND PAYING LESS THAN 30% GMI FOR HOUSING

--------- GRAPHIC REPRESENTATION: RANGE OF PAYMENTS BY HOUSING TYPE

| GRAPHIC REPRESENTATION: NUMBER OF UNITS BY HOUSING TYPE

The bullet (●) shows the average price for each type of housing. This information provides a better indication of where most of the housing falls in the market.

The screen pattern indicates the housing that is available for a household of four, at the top of the low-income classification (80% of the national median income). Household income is less than $38,600; 30 percent of this income, minus $100 per month for utilities, is $865 per month. Larger--or smaller--households differ from the example household. The median income in Santa Maria is $29,492; this equates to $638 per month available for housing under the 30 percent cost burden criteria.

CONDITION OF HOUSING STOCK

Limited 1990 Census data are available regarding the condition of the existing housing stock. The median age of all dwelling units in the City is 30 years old. Since the 1980 Census, 7,259 housing units were added to the City and are less than 12 years of age. 1,556 dwelling units were located in structures built before 1940 and are at least 52 years old. According to the 1992 Housing Conditions Survey, about 7.3 percent of the city housing stock was in need of some maintenance to preserve the useful life of the structure.

The conclusions, drawn from the 1992 Housing Conditions Survey results, indicate that 71 ("poor") dwelling units need substantial rehabilitation or replacement and 1,387 ("fair") dwelling units need relatively minor improvements to conserve the integrity of the housing stock. Because of a greater than average occurrence of fair and poor housing conditions, Census Tract 20.03 could be added to Census Tracts 23.03, 23.04, 24.03, and 24.04 that have neighborhoods targeted for housing rehabilitation programs. When Census block group data become available, refined target areas can be specified by the City.

FEDERALLY SUBSIDIZED LOW INCOME RENTAL UNITS AT RISK OF CONVERSION

No loss to the rental housing inventory is expected due to the prepayment of HUD mortgages.

Two projects in the City of Santa Maria, Union Plaza and Central Plaza Apartments, are included in the Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, which was prepared for California Housing Partnership Corporation by California Coalition for Rural Housing Project. These two projects are listed as being subject to termination of Federal mortgage and/or rent subsidies by the year 2008.

LOCALLY SUBSIDIZED LOW INCOME UNITS AT RISK OF CONVERSION

According to the City of Santa Maria CHAS, Pepperwood, Oak Valley Homes, Valentine Court, and Meridian Apartments received local assistance. In addition to these four projects, the City participated in a joint venture with the County to create a Mortgage Revenue Bond Program to assist housing development through Below Market Interest Rate (BMIR) financing.

Pepperwood. Completed in 1984, the 22 Pepperwood subdivision home buyers received from $10,000 to $20,000 in second trust deeds at BMIR--5 percent simple interest per year. These first time buyers were qualified low and moderate income households (earning 80 percent, or less, of the Santa Barbara County median income). The City incorporated a 10-year resale deed restriction with a sliding scale penalty on capital gains resulting from early sale of the home.

Potentially, the remaining 18 homes under this program could be sold at market prices without capital appreciation penalty. As this occurs, the principal and interest payments recycle back into the Housing Incentives Program and assist other households in the City. New housing units will replace the units converted to market rate at about a 1:1 ratio.

Oak Valley Homes. Consisting of three phases, Oak Valley provides single family housing opportunities for 207 home owners. The project site was purchased with City General Fund monies. This project is not at risk.

Phase I. In 1990, 67 units were built through the Community Housing Corporation of Santa Barbara. 51 percent (34) of the homes were required to be affordable for households earning 80%, or less, of the Santa Barbara County median income. Continued affordability is regulated through the CHFA financing of the project.

Phase II. In 1991 and 1992, the City contracted with Peoples' Self-Help Housing Corporation to build 70 homes for first time, low-income home buyers (earning 80 percent ,or less, of the Santa Barbara County median income). CDBG funds were used for Phase II on-site improvements. Additionally, the City provided deferred, 30-year interest free, third trust deeds that average $25,000 per unit. The loans are due on sale or may be assumed by another qualified low income buyer.

Phase III. The City is selling the remaining 70 lots at market rates to individual buyers. Some lots in this phase may be sold to non-profit housing corporations for the purpose of building additional, affordable units in the project.

Valentine Court. Under the Section 202 Program, the City entered into an agreement with Peoples' Self-Help Housing Corporation to sponsor, develop and manage the project, which was completed in June of 1990. Valentine Court provides 35 studio or one-bedroom rental units for low income elderly, physically handicapped, or developmentally disabled persons. This project is not at risk.

Meridian Apartments. In 1992, 236 apartments were financed with Low Income Housing Tax Credits (LIHTC) through the California Tax Credit Allocation Committee (CTAC). The developer received a 5-year deferral of City Recreation and Parks fees. Residency in this project is limited to those households earning not more than 60 percent of the County median income. The apartments have 30-year affordability restrictions and are not at risk of conversion until 2022.

Mortgage Revenue Bond Financed Projects. Through the Mortgage Revenue Bond Program, in effect from 1984 to 1985, four single family housing developments and three apartment housing projects in Santa Maria received construction funding. The City analyzed the costs associated with replacement of subsidized units with newly constructed units and compared this cost with preserving the subsidy for these units. The data and assumptions are included in the technical appendix, beginning with page T-172. The analysis has an ownership component and a rental component; each are addressed separately.

Ownership Component. A total of 166 units--at least 20 percent of the total units--were provided to qualified, primarily moderate income families (earning 120 percent ,or less, of the Santa Barbara County median income) who were first time home buyers. These units may be sold to non-qualified buyers without restriction or penalty.

- Cost Analysis: 18 units remain at-risk of conversion from a subsidized unit to an unrestricted, market rate housing unit. Resale penalties expire for the last unit in 1994. The cost of replacing these units is estimated to be about $2,270,000. Replacement of the subsidy under the HOME program (page 58) is estimated to be about $298,000 with 20 percent of funds required from local sources.

Rental Component. Rental projects participating in this program are required to maintain at least 20% of their units as affordable to renters at 80% or below the median family income for a period of ten years, or until the mortgage is repaid. A total of 56 affordable units have been provided under this program.

- Cost Analysis: 45 apartment units remain at-risk of conversion. The 10-year affordability conditions expire in 1994. The replacement cost projections, including financing costs, total almost $6,100,000; without financing expenses, the replacement costs total $2,400,000. The cost of preserving the rent subsidy is estimated to be $2,080 per unit per year. For 10, 20, and 30 year periods, the projected subsidy estimates for the following projects are $936,000, $1,872,000, and $2,808,000 respectively.

Magnolia Park Apartments. This project is located at 1131 South Russell Avenue. The project was funded in December of 1984, and 11 of the 57 units were designated as affordable. The bond was repaid after only five years, and the units have been rented at market rates since December, 1989. These units were converted prior to enactment of the "at-risk" legislation and need not be included in the "at-risk" calculations.

Lincoln Square Apartments. This project was funded through the program in December of 1984. It is located at 612 South Lincoln Street. Three of the 15 units are designated as affordable. However, the market has dictated that rents for all 15 units fall in the affordable range. Ten units are currently occupied by low income households, two of which receive Section 8 assistance. When the bond is repaid in December, 1994, the units will most likely remain affordable at market levels.

Lincoln Oaks Apartments. This 208-unit complex, located at 333 East Enos Drive, includes 42 units designated as affordable. The project was funded through the program in January of 1985. The bond will be repaid in January, 1995, at which time the units will convert to market rate housing. It is expected that most of these units will not remain affordable to households earning 80%, or less, of the County median income.

Based on the analysis and underlying assumptions, it is more cost effective to preserve the existing subsidized units than to build new units.

According to the State Department of Housing and Community Development, two housing entities expressed interest in a "first right of refusal" program for preserving affordable units in Santa Barbara County. A first right of refusal program cannot be imposed on the ownership component already in place and could be applied to rental and new ownership programs. These contacts are:

Karen Weitzel, Executive Director
Housing Authority of Santa Barbara County
P.O. Box 396
Lompoc, CA 93438
(805) 736-3423

Mark Herrera
Southern California Presbyterian Homes
1111 N. Brand Blvd.
Glendale, CA 91202
(818) 247-0420

The City Council may modify existing programs, such as Tenant-Based and Project-Based Tenant Assistance Programs, to replace the expected loss of 30 to 40 units with additional affordable housing. HOME funds could be used to implement these assistance programs in the City. Tenant-Based programs would be administered through the County Housing Authority. Project-Based units, affordable to very low- and low-income households, may be owned by non-profit or for profit housing providers.

The City Council may also opt to continue increasing the supply of residential land in the City. This action would help drive housing costs down from the supply side of the housing curve.

HOUSING NEEDS ASSESSMENT

GROUPS WITH SPECIAL HOUSING NEEDS

Large Families

Although large families (5 or more persons) in the City comprise over 18 percent of the households, the availability of housing to accommodate large families appears to be in short supply. The need for larger rental units appears to be the greatest need in the rental housing market.

Farmworkers

Santa Maria is an agriculturally-based community. Production of labor-intensive crops, such as strawberries, increased dramatically in Santa Barbara County--from 750 acres in 1981 to over 5,000 acres in 1991. Federal immigration policies have also worked to increase the number of farmworkers living in the community. State and/or County housing policies discourage on-site farm worker housing. The farm worker housing burden has been pushed onto the urban communities adjacent to the fields.

Farmworkers earn lower wages than the workers in most other industries. Lower incomes result in greater housing cost burdens and/or increased overcrowding for all low income households. Due to fewer financial resources and the inability to pay market rates for services (i.e. health care and nutrition screening, legal aid, child care, ...), support service needs of low income households appear to be greater. Additionally, the lack of social integration creates greater hurdles for farm workers than other low income households.

Often, a language barrier prevents effective resolution of simple business transactions. Non-English speaking persons easily become victimized within the established social structure. For these reasons, people of the same culture seek the security of familiar surroundings and familiar people.

Labor camp housing needs to be allowed, through the County, on farm sites.

A seasonal, or transitional, facility for farm workers and their families is needed to accommodate social integration of farm workers into the community. The facility needs to provide support services for farm workers and their families.

Farm worker households need lower rents and/or more rent subsidies.

Elderly, Handicapped, Homeless, and Single Headed Households

Persons, age 65 and over, comprise about 12 percent of the population (1990 Census). About 1.4 percent of the population has some sort of work disability (1980 Census). Less than 0.2 percent of Santa Maria's population was categorized as homeless in the 1990 Census. Almost 12 percent of the households in the City were headed by a single parent; female headed households outnumbered single male headed households by a ratio of over 3:1.

Child Care Supportive Services

The issue of child care--especially affordable child care--reflects the economic need for both parents to work. Another sector of the community, single parent households, desperately need safe, reliable, convenient, and affordable child care in the Santa Maria market area. Because these needs are widespread, the City of Santa Maria adopted a Child Care Policy to begin bridging the gap between supply and demand for child care services. The Technical Appendix contains a copy of the City's Child Care Policy.

- About 3,800 children under the age of six need full time care in Santa Maria because both parents work (or the sole parent works).

- About 4,600 children, between the ages of six and twelve, need "latch-key" care or supervision because of working parents.

- About 2,600 licensed child care spaces are available for about 8,100 parents desirous of licensed child care (60 percent of about 13,600 children). There is an unmet need for about 5,500 licensed child care spaces in the Santa Maria/Orcutt market area.

The following assessment of needs is extracted from the City's Comprehensive Housing Affordability Strategy (CHAS). The CHAS was approved by resolution of the City Council on April 21, 1992 after one public hearing. The one-year update of the CHAS was approved by the City Council on December 1, 1992. A new five-year CHAS, incorporating important census data that was not available for the current CHAS, must be prepared for FY 94 - 99. Full discussion of the community housing need is contained in the CHAS. See the Technical Appendix for this needs assessment.

SUPPORTIVE HOUSING FOR PERSONS WITH SPECIAL NEEDS

The Area Agency on Aging has identified the following ten highest priority needs for the elderly population in this area: in-home services, community services, housing, transportation, health, nutrition, information and referral, nursing home placement, and senior centers.

There is a need for a project with two-bedroom units to accommodate those elderly or handicapped residents who need in-home care. Support services need to be included in the budgets for housing projects for the elderly and handicapped.

There is a need for a group home to accommodate disabled children. There is also a need for an intermediate care facility which would offer nursing care and medical treatment for the severely physically impaired. Respite care is a much-needed service for the caregivers of developmentally disabled persons who live at home.

Additional support services are needed for the homeless and for those who are at risk of becoming homeless. More emergency shelters and transitional housing are needed to house the homeless until they are able to obtain decent housing.

Housing and food are the greatest needs for persons diagnosed with AIDS. In North County, no transitional or semi-permanent housing is available for this group.

HOUSING NEEDS OF HOMEOWNERS

A growing need also exists for affordable home ownership opportunities.

More homes with five and more bedrooms are needed to prevent overcrowding.

Older low income neighborhoods are deteriorating, and low income homeowners often need assistance with housing rehabilitation. Elderly and handicapped homeowners may need modifications to their homes to allow for handicap accessibility.

HOUSING NEEDS OF RENTERS

Lower-income workers have been priced out of the traditional housing market, creating a significant affordable housing need.

Farm worker families are traditionally large and have a need for larger rental units which are not available in the Santa Maria market.

According to the Housing Authority, the greatest unmet need is for large family units of three and four bedrooms.

A seasonal residential facility that would provide single room occupancy (SRO) housing at an affordable subsidized rental rate is needed to shelter single farmworkers.

The elderly and handicapped who do not require supportive housing services need affordable housing that is close to commercial shopping areas, medical facilities, and public transportation services. Handicapped households need units with wheelchair access ramps, wider doorways, assist bars in the bathrooms, lower cabinets, and elevators in multi-level buildings.

Single heads of households with dependent children, the overwhelming majority of which are women, often need affordable housing that is in close proximity to child care services, educational and employment opportunities, and available social services.

SUPPORTIVE SERVICE NEEDS FOR THE CITY (Not Identified in the CHAS)

The elementary and high school districts in the Santa Maria Valley identified the need for new school facilities to meet projected--and RHNP allocation--housing growth of the Santa Maria/Orcutt area. The regular sources of school funding from the State have been drained off by the State (and local) budget crisis. Alternative funding sources are being sought, however, most likely sources fall back on the housing consumers. These solutions increase the housing cost burden to new consumers and restrict the quantity of the housing for the Santa Maria market area. Decreasing the supply of housing with a growing population will increase crowding and decrease affordability.

References and Data Sources:

1990 Census, Summary Tape Files 1 and 3
1980 Census, Santa Barbara-Santa Maria-Lompoc SMSA Population and Housing
Santa Barbara County Association of Governments, Regional Housing Needs Plan, 1992
The Natelson Company, Sphere of Influence/Annexation Study Economic Analysis, 1990
Santa Maria Sphere of Influence Boundary Expansion and Concurrent Annexation FEIR, 1992
City of Santa Maria, Comprehensive Housing Affordability Strategy (CHAS), 1992
Santa Maria-Bonita, Santa Maria Joint Union High School, and Orcutt Union School Districts, School Facility Mitigation Report, 1992

PART II

HOUSING RESOURCE INVENTORY

Part II describes the inventory of available sites for housing. This section includes a map locating the potential residential development areas in the City. It also includes discussion of the Regional Housing Needs Plan allocation and an analysis of the ability of the sites to accommodate the fair share allocation for the City.

SURVEY OF EXISTING HOUSING INVENTORY

The Community Development Department contracted for the preparation of a Housing Conditions Survey in June 1992. This survey evaluated the exterior appearance of all dwelling units visible from the streets or public alleys of the City. The rating system accounted for excellent, good, fair, and poor housing appearance. The "fair" and "poor" ratings generally indicate the need for some sort of maintenance or rehabilitation. Additionally, vacant residential lots were identified. Reports on housing conditions were made on both the Assessor's Parcel Book and 1990 US Census Tract levels; the summary reports are contained in the Technical Appendix. The Condition of Housing Stock section, contained in Part I of the Draft Housing Element, describes conclusions drawn from the survey.

INVENTORY OF AVAILABLE SITES

The Map of Potential Sites, Figure HE-2-1, and Table HE-2-1 show the result of the analysis of available sites.

The Housing Element attempts to look at the City in a "snapshot" of land uses and zoning at a particular date in time. The Major Residential Development List appears to be the most reliable source for this information. The "list" is updated twice a year and is incorporated into the Annual Report to the City Council. The current list (starting on page T-113 of the Technical Appendix) identifies 2,221 units on paper--that is with development approvals of one sort or another. The list also tracks General Plan amendments and zone changes; these fall into two categories: approved (1,214 units) and pending public hearings (837 units).

> The potential exists for 1,214 units in the approved General Plan amendment category. These units do not have any development approvals and must still go through the permit approval process (i.e. PD Permit, Use Permit, and, in some cases, Subdivision).
>
> The list identifies applications received to amend the General Plan and zoning. Although the approval of a particular project is not guaranteed, most residential projects receive favorable consideration. The Residential Development List shows the potential for 837 units. Because amendment of the General Plan and zoning have not been completed, these units are tentatively included in the inventory of available sites. If the amendments occur, the Annual Report will note the changes.

Because some parcels do not have proposals for development, these properties in the City do not show up on the list. Figure HE-2-1 identifies the location of the vacant parcels in the City. These lots have the potential for 639 dwelling units on 88 acres of land.

Potential development resulting from planned annexations could add about 280 units per year, which is 5,600 new units, over the next twenty years. During the four years remaining for this Housing Element, these annexations could add 1,135 new units.

TABLE HE-2-1

Available Sites by Zoning

ZONE (density)	100% INFILL	20% ANNEXATION	TOTAL
SINGLE FAMILY			
R-1 (4)	516 142.10 ac.	98 24.40 ac.	614 166.50 ac.
R-1 (5)	962 296.53 ac.	113 23.20 ac.	1,117 319.73 ac.
RSL-1 (8)	1,374 249.94 ac.	561 70.60 ac.	1,935 320.54 ac.
TOTAL:	2,852 688.57 ac.	772 118.20 ac.	3,666 806.77 ac.
MOBILE HOME			
RMH (8)	64 10.89 ac.	0 N/A	63 10.89 ac.
TOTAL:	64 10.89 ac.	0 N/A	64 10.89 ac.
MULTI-FAMILY			
R-2 (12)	493 41.55 ac.	223 18.60 ac.	716 60.15 ac.
R-3 (22)	1,150 61.82 ac.	140 6.40 ac.	1,290 68.22 ac.
TOTAL:	1,643 103.32 ac.	363 25.00 ac.	2,006 128.37 ac.
SENIOR HOUSING			
R-3 (30)	145 4.86 ac.	0 N/A	145 4.86 ac.
CPO (30)	165 5.48 ac.	0 N/A	165 5.48 ac.
TOTAL:	310 10.34 ac.	0 N/A	310 10.34 ac.
ALL RESIDENTIAL ZONES:			
TOTAL:	4,869	1,135	6,004

NOTE: The Land Use Element of the General Plan maximum density is identified in parenthesis () and is expressed in dwelling units per acre.

Single Family Zones

Trends in the Santa Maria housing market moved towards the development of small lot (less than 6,000 square feet) single family subdivisions. The available small lot inventory--excluding annexation areas--totals about 1,382 units. The anticipated annexation areas of the City Sphere of Influence project could add 2,415 more single family dwelling units over a 20-year period; most of these houses are planned to be in the small lot configurations. During the framework of this Housing Element (1992-1997), the Community Development Department staff estimates that not more than 20 percent of the annexation areas will be fully developed and occupied. The available inventory of single family sites ranges between 2,907 and 3,604.

Mobile Home Zone

Land availability constrains the development of mobile home parks in the City--where no mobile home park infill sites were identified. The annexation areas have about 55 acres designated for mobile homes. However, agricultural use contracts, under the Williamson Act, restrict the use of the site until the last contract expires in 2001. Development of large scale mobile home parks is not expected during the term of this Housing Element.

Multiple Family Zones

Presently, Medium Density Residential sites can produce about 493 apartments and condominiums in the City; High Density Residential apartment and condominium sites can produce about 1,078 units. During the period of this Housing Element, Community Development Department staff projects that no more than 405 apartments could result from annexations to the City. The available inventory of sites can produce between 1,571 and 1,976 apartment and condominium units. Of these units, between 63 and 69 percent are in the high density designations.

Senior Housing Zones

The High Density and Commercial Professional Office zones allow senior housing developments at a density of up to 30 dwelling units per acre. Two available sites in the City have the senior housing designation; the sites have the potential for 340 units.

VACANT AND UNDERUTILIZED SITES

Vacant Land

The Major Residential Project List provides the most accurate inventory of vacant land available in the City. This list also describes the status of each project. However, there remain a number of sites that have no developments proposed at this time. These sites include about 51 acres in the single family residential and 37 acres in the multiple family (medium density) residential designations. Table HE-2-1 includes these sites.

Underutilized Land
The Land Use Element update calculated the full (100 percent) buildout potential of the City. The analysis identified the potential for about 1,700 additional units in the City if every multiple family parcel developed to its maximum potential. The analysis also identified that over 90 percent of this development potential was unrealistic--often requiring the demolition of one or two good units to build two or three new units. Table HE-2-1 does not include the less than 170 additional infill units potentially resulting from full use of existing R-2 and R-3 properties in the City.

HOLDING CAPACITIES

The City Public Works Department prepared the Resource Availability and Limitations Report, in July 1991. See the Technical Appendix for an excerpt of the Introduction/Summary from the report. It describes nine constraining resources of the City. These are:

- Water
- Wastewater Pipeline Facilities
- Wastewater Treatment Facilities
- Drainage Facilities
- Landfill Facilities
- Air Quality
- Recreation and Parks
- School Facilities
- City Facilities

Because the Circulation Element update was underway at the time, traffic and transportation constraints were not discussed in the report. Any discussion of holding capacity must include traffic and circulation.

Water. The water main distribution system is adequate and new facilities will be constructed as development occurs. The City anticipates State Water Project (SWP) delivery of sufficient supplies to meet 20 years of projected growth. Water rates finance expansion of the water delivery system--including SWP deliveries. Water connection fees are projected for inclusion in the AB 1600 fee structure of the City.

Wastewater Pipeline Facilities. Over time, variation in land uses jeopardize the ability to maintain an acceptable sanitary sewer system. The analysis of this system contained in the Draft General Plan Update Study (December 1992), prepared by John Carollo Engineers, describes the surcharged sewer lines. It also recommends a scheduled date of improvement necessary to eliminate deficiencies occurring in five, ten, and twenty years. Expansion of the system occurs through sewer connection fees which are projected to be part of the AB 1600 fee structure.

Wastewater Treatment Plant Facilities. The wastewater treatment plant is "sized" for General Plan (Land Use) buildout of the City. User fees for annexation and zone changes finance incremental plant expansions as needed. These fees are projected to become a part of the AB 1600 fee structure.

Drainage Facilities. The City works closely with the Santa Barbara County Flood Control and Water Conservation District to ensure the provision of adequate drainage facilities. Because of citywide benefits, AB 1600 funding of drainage facility improvements spreads the costs over the entire City.

Landfill Facilities. The capacity of the solid waste sanitary landfill depends on State regulations, growth of the service area, and effectiveness of resource reduction programs. The projected closure date of the landfill is around 2018. After the City landfill is closed, Santa Barbara County becomes responsible for siting and development of the North County Landfill. The costs of closing the current landfill and opening the future landfill will be transferred to consumers of landfill capacities.

Air Quality. The Santa Barbara County Air Pollution Control District (APCD) regulates air quality in the City of Santa Maria. Santa Barbara County has been designated a "severe non-attainment area" for the State ozone standard. Accordingly, the California Clean Air Act requires the APCD to submit an Air Quality Attainment Plan to bring the district into compliance. These, and other, factors, will determine the pattern of growth in the future.

Recreation and Parks. The City maintains an open space standard of ten acres per thousand of population. At least five acres should be "active" recreation space; the other five acres may be "passive" open space available for public use and enjoyment. Developments are encouraged to include privately maintained recreation facilities and open spaces within on-site drainage retardation basins.

School Facilities. The Santa Maria-Bonita School District provides elementary and jr. high school facilities. All schools in the district operate under the Year-Round Education (YRE) system. Without new school facilities, growth from residential infill development in the City may force the imposition of double session YRE by the 1995-1996 school year. The local school districts impose the maximum fees allowed by State law.

City Facilities. Implementation of a City facility master plan results in the short term relocation of some City Departments or divisions. Until a new police/fire station gets built at the old Cook Street School site, City departments may require space at temporary locations like the Ruffoni Building.

Traffic and Circulation. The proposed AB 1600 fees include funding major road and intersection improvements not considered in the Measure D ½ percent sales tax increase approved by voters in 1990. With most of the financing mechanisms already in place, the project level and cumulative traffic mitigation measures decrease significantly.

REGIONAL "FAIR SHARE" HOUSING ALLOCATION

The Regional Housing Needs Plan (RHNP), prepared by the Santa Barbara County Association of Governments (SBCAG), ensures equal participation by all jurisdictions in the region towards meeting the state affordable housing goals. The plan attempts to use a "fair share" allocation methodology. This fair share technique assigns each jurisdiction in the county with housing production goals. In this way, county-wide disparities between regions can be directed towards the County percentages for each income group. In time, no one area of the County will bear excessive burdens of housing mostly very low- and low-income households. Similarly, no community will reap the benefits of mostly above moderate income households.

REGIONAL HOUSING NEEDS PLAN

> One of the key provisions of California Housing Element Law is that each jurisdiction has the responsibility to provide housing opportunities for all income groups. State law also recognizes that the issue of affordable housing is not a process which can be accomplished by each jurisdiction in isolation. Rather due to economic and environmental factors, and community goals this responsibility is best carried out cooperatively on a regional basis. The requirement for a Regional Housing Needs Plan (RHNP) is designed to bring about this cooperation at the local level. State law assigns the Santa Barbara County Association of Governments (SBCAG) the responsibility for allocating the region's share of statewide housing need to the local level.
>
> The local jurisdictions projection of housing need, as determined by SBCAG in the RHNP, is to be incorporated into each individual jurisdictions housing element. It forms the basis for the development of local housing programs to help meet existing and projected housing needs of all income groups. It should be noted that the State does not necessarily require that jurisdictions achieve these allocations. The allocations are, instead, intended to serve as a goal which jurisdictions should work towards achieving through the development of appropriate housing programs.
>
> -- excerpt from: Santa Barbara County Association of Governments Regional Housing Needs Plan, page 1.

The Santa Barbara County Association of Governments adopted the Regional Housing Needs Plan on March 19, 1992.

For the seven-year period of the plan (1990 - 1997), the City of Santa Maria has been allocated 4,101 households in the RHNP. There are four income classifications consisting of: Very Low, Low, Moderate, and Above Moderate.

Tables HE-2-2, HE-2-3, and HE-2-4 show Santa Maria's seven year regional housing allocation by income classification in the forms of: 1) percentage of new households, 2) total number of households, and 3) average annual number of households needed to achieve the RHNP allocation.

TABLE HE-2-2

Category	% of SMSA Med. Inc.	New Households	1992 Income (family of 4)
Very Low	0 - 50	25%	$0 - $24,600
Low	50 - 80	18%	$24,601 - $38,600
Moderate	80 -120	22%	$38,601 - $59,040
Above Mod	+120	35%	+ $59,041

TABLE HE-2-3

Very Low	--	1,025 new households
Low	--	738 new households
Moderate	--	902 new households
Above Mod	--	1,436 new households
TOTAL:	--	4,101 new households

TABLE HE-2-4

Very Low	--	146 new households per year
Low	--	106 new households per year
Moderate	--	129 new households per year
Above Mod	--	205 new households per year
TOTAL:	--	586 new households per year

According to California Department of Finance (DOF) Demographic Research Unit, the City added 1,110 dwelling units to the housing stock in the three years from January 1, 1990 to January 1, 1993. The number of new dwellings averaged 370 per year, which is about 63 percent of the RHNP allocation. Table HE-2-5 identifies the City's adjusted regional share. It should be noted that the table shows estimated income group information. With the exception of the Meridian Apartment complex (60% of County median) and Peoples' Self-Help/Oak Valley Homes (80% of County median), income information can only be estimated.

TABLE HE-2-5

Income Group	Regional Share	Units Produced (1990-92)	Remaining Share (1992-97)
Very Low	1,025	240	785
Other Lower	738	140	598
Moderate	902	200	702
Above-Moderate	1,436	160	1,276
	4,101	740	3,361

Over the past twelve years, Santa Maria very aggressively worked towards increasing the supply of housing to meet local demands. Because Santa Maria sits within commuting distances of Santa Barbara and San Luis Obispo, two of the least affordable cities in the State, the City became positioned as an affordable "Housing Mecca" for first time home buyers and others. External forces effectively drove housing prices through the roof statewide--causing a flight to better housing values. Because of good housing values and high demand, Santa Maria experienced rapid housing price escalation in the late 1980's to early 1990's.

Since the peak housing values of 1991, local resale prices plummeted about 30 percent; Santa Barbara County unemployment has more than doubled in two years; contrary to the national economic picture, the state still appears to be deeply mired in an economic recession. Reports of employment lay-offs and business out-migration appear on the local newscasts. Clearly, the bud is off the California rose. These harsh realities support major modifications to the RHNP allocations by HCD and SBCAG.

Over the period of this Housing Element, Santa Maria needs to adopt programs accommodating a minimum of 3,361 new dwelling units. (This number was derived by subtracting the 740 units built in the City during the two years prior to July 1, 1992, from the RHNP allocation.) 41 percent--1,383 additional units--need to be provided for very low- and low-income households. In all likelihood, the vast majority of the lower income units built in Santa Maria will be apartments, mobile homes, or community housing.

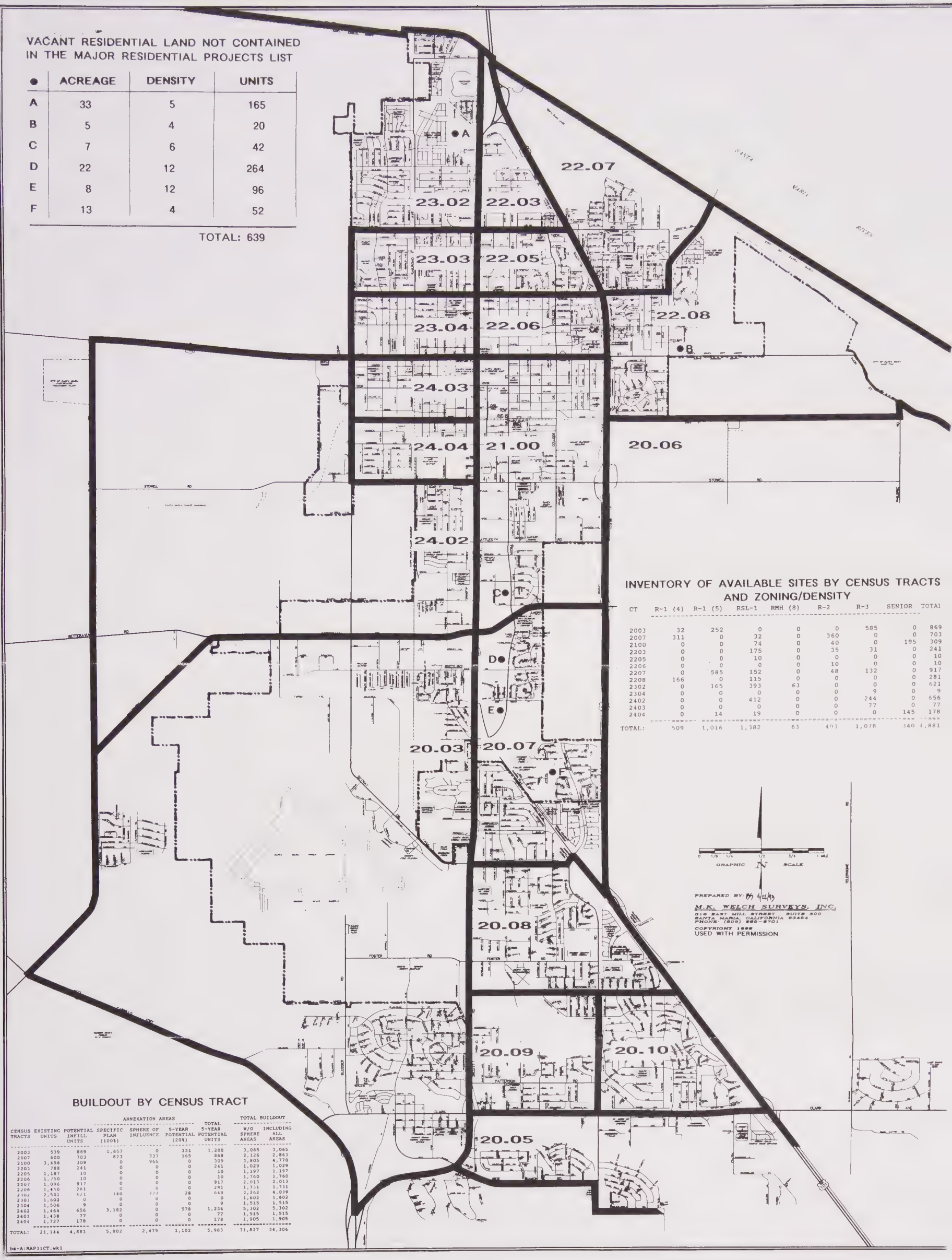
These are the RMH, R-3, and CPO (Senior) zones. Additionally, the RSL-1 and R-2 zones generate some low income owner/rental opportunities.

The inventory of available sites, Figure HE-2-1, Table HE-2-1, and pages T-167 through T-171 identifies the potential for between 1,651 (without annexations) and 2,006 (with annexations) multiple family dwellings that could be constructed during the time frame of this Housing Element. Additionally, 64 mobile home units and 310 units for seniors could be added to the housing inventory by 1997. If all the units were constructed by 1997, between 2,025 and 2,380 affordable apartments, condominiums, and mobile homes could be developed and made available for very low- and low-income households. These sites, coupled with affordable single family construction, adequately serve the regional "fair share" of very low- and low-income housing for Santa Maria. It is unlikely that the City's aggressive annexation program will result in large scale development of housing until after 1997. However, despite this, it is possible that about 2,000 dwelling units could be developed if economic and political climates encourage housing development. Twenty-five percent of the annexation program is considered in the mid-term (5-year) analysis of available sites.

Based on the need for 1,383 very low- and low-income dwelling units, the potential for between 2,025 and 2,380 apartment, condominium, and mobile home, units are sufficient to meet the RHNP allocation during the period of this Housing Element.

Presently, the City's housing composition consists of 21,730 dwelling units in the following groupings (percentage of the total):

13,719	Single Family Units	(63%)
6,398	Multiple Family Units	(30%)
1,613	Mobile Home Units	(7%)



VACANT RESIDENTIAL LAND NOT CONTAINED IN THE MAJOR RESIDENTIAL PROJECTS LIST

●	ACREAGE	DENSITY	UNITS
A	33	5	165
B	5	4	20
C	7	6	42
D	22	12	264
E	8	12	96
F	13	4	52

TOTAL: 639

INVENTORY OF AVAILABLE SITES BY CENSUS TRACTS AND ZONING/DENSITY

CT	R-1 (4)	R-1 (5)	RSL-1	RMH (8)	R-2	R-3	SENIOR	TOTAL
2003	32	252	0	0	0	585	0	869
2007	311	0	32	0	360	0	0	703
2100	0	0	74	0	40	0	195	309
2203	0	0	175	0	35	31	0	241
2205	0	0	10	0	0	0	0	10
2206	0	0	0	0	10	0	0	10
2207	0	585	152	0	48	132	0	917
2208	166	0	115	0	0	0	0	281
2302	0	165	393	63	0	0	0	621
2304	0	0	0	0	0	9	0	9
2402	0	0	412	0	0	244	0	656
2403	0	0	0	0	0	77	0	77
2404	0	14	19	0	0	0	145	178
TOTAL:	509	1,016	1,382	63	493	1,078	340	4,881

BUILDOUT BY CENSUS TRACT

CENSUS TRACTS	EXISTING UNITS	POTENTIAL INFILL UNITS	ANNEXATION AREAS: SPECIFIC PLAN (100%)	ANNEXATION AREAS: SPHERE OF INFLUENCE	ANNEXATION AREAS: 5-YEAR POTENTIAL (20%)	TOTAL 5-YEAR POTENTIAL UNITS	TOTAL BUILDOUT: W/O SPHERE AREAS	TOTAL BUILDOUT: INCLUDING ALL AREAS
2003	539	869	1,657	0	331	1,200	3,065	3,065
2007	600	703	823	737	165	868	2,126	2,863
2100	3,496	309	0	965	0	309	3,805	4,770
2203	788	241	0	0	0	241	1,029	1,029
2205	1,187	10	0	0	0	10	1,197	1,197
2206	1,750	10	0	0	0	10	1,760	1,760
2207	1,096	917	0	0	0	917	2,013	2,013
2208	1,450	281	0	0	0	281	1,731	1,731
2302	2,501	621	140	777	28	649	3,262	4,039
2303	1,602	0	0	0	0	0	1,602	1,602
2304	1,506	9	0	0	0	9	1,515	1,515
2402	1,464	656	3,182	0	578	1,234	5,302	5,302
2403	1,438	77	0	0	0	77	1,515	1,515
2404	1,727	178	0	0	0	178	1,905	1,905
TOTAL:	21,144	4,881	5,802	2,479	1,102	5,983	31,827	34,306

b:-A:MAP31CT.WK1

FIGURE HE-2-1

MAP OF AVAILABLE SITES

PART III

CONSTRAINTS ON HOUSING

Part III lists the governmental and non-governmental constraints to the production of housing. Governmental constraints identified as excessive must include a program response to lessen the impacts on housing production.

PUBLIC POLICIES THAT MAY CONSTITUTE BARRIERS TO AFFORDABILITY

There are many barriers to affordable housing that may increase the costs, act as disincentives to development, or create actual barriers to production or maintenance of housing for low income residents. The following is a discussion of public policies that could be barriers to affordable housing and possible strategies for removing or ameliorating the negative effects of these policies.

CEQA - ENVIRONMENTAL REVIEW

As required under CEQA (California Environmental Quality Act), the City of Santa Maria conducts environmental review on all projects in the City. Figures HE-3-1 through HE-3-4, contained in the Technical Appendix, indicate the typical process followed in Santa Maria. When constraints, such as floodplain, water, air quality impacts, and traffic impacts, are identified, project-level mitigation measures are imposed to reduce the impacts to insignificance. These mitigation measures are required to protect the environment from the development and the potential residents from environmental impacts around the project.

Despite the benefits, environmental review places a "front end load" or charge on the development of housing projects before getting started. The starting cost of an environmental impact report (EIR) for any project is about $40,000 (1991-1992 dollars). This cost does not include scheduling, financing, and holding costs associated with development. The resulting mitigation measures, imposed by the EIR, can raise the project costs beyond the developer's intentions to make or keep the units affordable.

WITHIN THE BROAD INTERPRETATION OF THE LAW, THE CITY HAS SOME DISCRETION CONCERNING THE LEVEL OF ENVIRONMENTAL REVIEW REQUIRED FOR ALL PROJECTS. THE CITY CONTINUES TO SEEK ENVIRONMENTAL MITIGATION THAT REDUCES IMPACTS TO INSIGNIFICANCE AND ALLOWS THE FILING OF NEGATIVE DECLARATIONS FOR MOST PROJECTS. ADDITIONALLY, THE CITY CONTINUES TO PREPARE SPECIFIC PLANS AND EIR'S FOR LARGE LAND TRACTS THAT ALLOW SUBSEQUENT PROJECT APPROVALS WITH MINIMAL ENVIRONMENTAL REVIEW.

GROWTH MANAGEMENT

The City does not have an adopted growth management plan at this time. However, discussions about growth, especially the impacts associated with rapid growth, have increased in number and intensity over the past five years. Growth management policies may indirectly increase housing prices in the short term and inhibit new employers from moving into the area. Within the local context, development is expected to "pay its own way" (Land Use Element Objective 2f) and minimize the fiscal impact on City taxpayers. There is a potential downside of this policy. When fees, charges, exactions, dedications, and other requirements are placed on the "front end" of a project, it will not be built unless there exists a profit potential. Development of fewer housing units results from increasing costs and limiting housing supplies.

GROWTH MITIGATION FEES

The City's existing growth mitigation fees include park acquisition, park development, sewer connection, sewer impact, site specific traffic mitigation, school impact, and water connection fees. If State and Federal budget cuts continue to impact local governments and new mandated programs are not funded, growth mitigation fees represent an alternative for financing the capital improvements needed to accommodate growth.

Existing Growth Mitigation

The City of Santa Maria collects fees from developers to help pay for capital improvements and facilities needed due to growth. Development pays only for its share of the facilities needed due to growth. Such fees have been collected for many years. Over the years, studies have been done to establish the appropriate payment schedules for new fees. At this time, the City imposes growth mitigation fees in the following areas:

- drainage
- sewer connection
- sewer impact
- street and alley lighting
- traffic/signal
- water connection
- park acquisition
- park development.

Only two of these fees, sewer connection and water connection, are applied to all development. Of the remaining six fees, each has restrictions in application which are based on the following: type of legislative action being applied to the development project; geographic location of the proposed development project; or type of development project land use. With the implementation of the proposed mitigation fees, some current fees will be replaced, others will remain with no change, and several new fees are being proposed. The Technical Appendix includes the proposed revisions to the current fee structure.

Additionally, the local school districts collect school impact fees for new construction projects in the City. School fees are established by S.B. 1287 and the local school districts.

Traffic/signal, street and alley lighting, and drainage fees relate to specific benefit areas. Park acquisition and development fees are established by the Quimby Act and City Council in a separate action.

AB 1600 Growth Mitigation Fees

Of the eight fees listed above, only sewer connection, sewer impact, traffic/signal, and water connection fees are affected. The AB 1600 Fee Program proposes that these fees be replaced with a new fee structure. The proposed AB 1600 Fee Program reviews the City's infrastructure needs to build-out, and equitably distributes capital costs related to growth among all land use types, depending on their impact. Currently, the

individual fees scheduled for replacement total approximately $9,610 for a single family dwelling. The revised AB 1600 fees for the same house are expected to total $11,389. The fee for multiple family dwelling units is estimated at $6,891 plus street/alley lighting fees. See the Technical Appendix for the adopting ordinance.

Establishment of Mello-Roos districts is another strategy for infrastructure funding and growth mitigation. These districts appear to be most practical for application in the large annexation areas of the City. However, long term financial impacts to home buyers need to be monitored.

GENERAL PLAN AMENDMENT

The Land Use Element (LUE) of the General Plan regulates the maximum densities allowed for housing developments. Single family detached housing densities range up to 8 dwelling units per acre (du/acre). Multiple family attached housing densities range up to 22 du/acre; senior housing projects may be approved at densities up to 30 du/acre. Additionally, senior housing projects may be approved in the Commercial Professional Office (CPO) designations.

Amendment of the LUE can require a significant amount of time (at least six months from application to approval) and money to process through to completion. Additional time and monetary expenses result from complicated environmental processing. Very often, requests to amend the LUE are made in response to short term, market conditions. By the time the process is ended, the "hot" residential market shifts around to another land use type and the land remains unutilized. Processing costs are added to the land (provided the market allows the cost pass-through) or become out-of-pocket costs for the developer.

The City amends the General Plan three times per year (March, July, and November). Affordable housing projects are not subjected to the three processing deadlines and may be acted on whenever ready. The City should discourage General Plan amendments, except in cases demonstrating good long range planning in the best interest of the City, and encourage public participation in the comprehensive General Plan element updates.

ZONING REGULATIONS

Dwellings with accessory apartments are not allowed in single family zones. The City Council adopted Ordinance 83-1066, precluding the development of second units in single family zones, in 1984. Due to increased traffic, infrastructure sizing, and land use compatibility issues, it is unlikely that this policy will be changed. The Technical Appendix contains a copy of the adopted ordinance. Manufactured housing is, however, allowed in all residential zones. The manufactured home must be placed on a permanent foundation and be compatible with surrounding units. The cost of construction is less than that of a standard "stick-built" unit.

Significantly-reduced single family lot sizes have been allowed throughout the City. RSL-1 zoning allows lots of 4,500 square feet (normal R-1, R-2 and R-3 zoning call for lots of at least 6,000 square feet). Through a subdivision map, the City Council may approve lot sizes smaller than noted in each zone, and lot sizes as low as 3,000 square feet have been approved.

It has been the City's policy to encourage a moderate amount of architectural interest and detail on all new structures in the City. However, design and development criteria, which add considerably to the cost without being essential to providing basic housing, are considered on a project basis through the Planned Development (PD) permit process. Where there exists no PD overlay zone, there exists no regulation of design--outside of existing City code requirements. Where the PD permit is required, the applicant and staff will meet to discuss the project design issues early in the process. At the public hearing, the City Planning Commission settles unresolved issues between applicants and staff.

Development Standards

Table HE-3-1 summarizes City zoning standards for residential developments. Note that this table generally indicates the applicable standards. Pertinent zoning code sections should be consulted to identify any exceptions to the regulations outlined in this Housing Element.

Building Site. The typical single family (R-1) building site in Santa Maria is a 6,000 square foot lot; corner lots require 7,000 square feet because of greater setback needs. The small lot single family (RSL-1) zone allows 4,500 square foot lots. The City Council may reduce the minimum lot size with the approval of the tentative map, however, the project cannot exceed the overall density allowed on the site.

The multiple family (R-2 and R-3) zones reflect similar requirements. The minimum lot size for senior housing (R-3 and CPO) zones is ½ acre; the mobile home park (RMH) zone requires at least 10 acres for development.

Except in the RMH zone, the minimum lot width for all zones encourages development of rectangular parcels (e.g. 60' x 100'). The RSL-1 zone allows reduced (40') lot widths on cul-de-sac streets.

Density. The Land Use Element of the General Plan establishes the maximum residential density for each land use designation. With some latitude for overlapping land uses (e.g. the R-2 and R-3 zones allowing single family houses), Table HE-3-1 indicates the most likely residential density (or density range) for each zone. With the adoption of density bonus provisions, R-3 zones can achieve a density of 27½ dwelling units per acre.

Open Space. Multiple family, senior housing, and mobile home park zones require the provision of open spaces, in addition to the landscaped property setbacks and parking lots, for the use of project residents. The City allows the use of storm water retardation basins to meet this requirement.

Landscaping. Multiple family and senior housing zones require the provision of landscaped areas, beyond the landscaped property setbacks, for each project. As with the open space requirements, the City allows the use of storm water retardation basins to satisfy this landscaping requirement.

Height. Requirements for each zone are sufficient to allow two story single family residences and three story apartments.

Setbacks. Typical front yard setbacks are 20 feet for all zones. However, some zones allow flexible setbacks--depending on the building design. Side entry garages/carports are allowed 15 foot setbacks; garages with roll-up doors are allowed 18 foot setbacks.

Rear yard setbacks vary depending on the size of the structure (i.e. one or two story house) and the zoning of adjacent properties.

Side yard setbacks are established to maintain building separation in case of fire. Within this context, the City requires a 5 foot setback on one side and a 10 foot setback on the other side of single family (R-1) homes. Zero side yards are required for RSL-1 subdivisions and may be used in R-2 developments. Zero side yard projects use zero and fifteen foot setbacks to maintain building separation. R-3 and senior housing projects require 10 foot side yard property setbacks. Mobile home parks require 20 foot setbacks adjacent to a public right-of-way. Otherwise, the side yard setbacks may be 10 feet.

TABLE HE-3-1
RESIDENTIAL ZONING BY DEVELOPMENT STANDARDS (1)

	R-1	RSL-1	R-2	R-3	(SENIOR) R-3/CPO	RMH
BUILDING SITE AREA (2)	6000/7000	4500/5000	6000/7000	7000	.5 acres	10 acres
INTERIOR LOT WIDTH	60'	45/40'	60'	60'	60'	--N/A--
CORNER LOT WIDTH	70'	50'	70'	70'	70'	--N/A--
DENSITY	4-5 du/ac	8 du/ac				7 du/ac
LESS THAN 1 ACRE	--N/A--	--N/A--	1:3000 sf	1:2000 sf	30 du/ac	--N/A--
1 ACRE OR MORE	--N/A--	--N/A--	12 du/ac	22 du/ac	30 du/ac	--N/A--
OPEN SPACE	--N/A--	--N/A--	300 sf/du	250 sf/du	250 sf/du	300/200 sf/sp
LANDSCAPING	--N/A--	--N/A--	20% of lot	20% of lot	20% of lot	--N/A--
HEIGHT	30'	25'	30'	35'	35'	--N/A--
SETBACKS (2)						
FRONT YARD	20/15/18'	20/15/18'	20/15/18'	20/15/18'	20'	20'
REAR YARD	15/20/10'	10/15'	10/20'	10/20'	10/20'	10/20'
INTERIOR SIDE YARD	5/10'	0/15'	0-5/10'	10'	10'	10/20'
STREET SIDE YARD	15/5'	0/15'	15/0-5'	15'	15'	10/20'
PARKING						
COMPACT ALLOWED	30%	30%	30%	30%	30%	30%
SINGLE FAMILY	2.00/du	2.00/du	2.00/du	2.00/du	--N/A--	--N/A--
COVERED (3)	2.00/du	2.00/du	2.00/du	2.00/du	--N/A--	--N/A--
APARTMENTS					1.00/du	--N/A--
1 BEDROOM	--N/A--	--N/A--	1.50/du	1.50/du	--N/A--	--N/A--
2 BEDROOM	--N/A--	--N/A--	1.75/du	1.75/du	--N/A--	--N/A--
3 BEDROOM	--N/A--	--N/A--	2.00/du	2.00/du	--N/A--	--N/A--
COVERED	--N/A--	--N/A--	1.00/du	1.00/du	0.50/du	--N/A--
GUEST	--N/A--	--N/A--	None	None	None	--N/A--
CONDOMINIUMS			2.00/du	2.00/du	--N/A--	--N/A--
COVERED	2.00/du	2.00/du	2.00/du	2.00/du	--N/A--	--N/A--
GUEST	0.50/du	0.50/du	0.50/du	0.50/du	--N/A--	--N/A--
MOBILE HOME PARKS	--N/A--	--N/A--	--N/A--	--N/A--	--N/A--	2.00/du
GUEST	--N/A--	--N/A--	--N/A--	--N/A--	--N/A--	0.25/du
NOISE (4)	45/60 CNEL	45/60 CNEL	45/60 CNEL	45/60 CNEL	45/60 CNEL	45/60 CNEL
ENTRADA PLAN	May Apply	May Apply	May Apply	May Apply	May Apply	May Apply
PROJECT REVIEW	--N/A--	--N/A--	May Apply	May Apply	May Apply	May Apply

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(1) See applicable zoning code sections (Title 12 of the Municipal Code) for detailed provisions.
(2) Variable depending on the situation.
(3) The City Council may exempt qualified affordable housing projects from providing covered parking.
(4) Interior/Exterior noise standards established in the Noise Element of the General Plan.

Parking. Citywide, 30 percent of the uncovered parking spaces may be designed for compact cars. With the exception of subdivisions participating in an affordable housing program approved by the City, all single family housing projects must provide two off-street, covered parking spaces per unit. Senior housing projects must provide 1 space per unit with 50 percent of the parking required to be covered. Multiple family housing (apartments) provide parking spaces based on the number of bedrooms per unit. Apartment complexes must provide 1 covered space per unit but do not need to provide guest parking spaces. Condominiums must provide 2 covered parking spaces per unit plus ½ guest parking space per unit. Mobile home parks must provide 2 spaces per unit plus 1 space for every 4 mobile homes.

Noise. The Noise Element of the General Plan establishes the noise standards for the City. Interior noise levels should not exceed the 45 dB CNEL (Community Noise Equivalent Level) standard; exterior noise levels should not exceed the 60 dB CNEL standard. Often, these standards require the preparation of an acoustic analysis and incorporation of recommended mitigation measures. The zoning code, however, contains several mitigation measures to reduce interior noise levels without requiring the noise study.

Entrada Plan. In 1976, the City adopted the Entrada Plan to enhance the visual appearance of the City along the major entrance (i.e. Broadway and Main Street) corridors of the City. While these standards mostly apply to commercial zones, some residential lands sit within the Entrada Plan boundaries. Where this situation exists, these residential properties become subject to the Entrada Plan guidelines.

Project Review. Project review is an administrative evaluation of projects containing four or more dwelling units that otherwise are not subject to a PD permit or CUP.

It is recognized that certain standards can be relaxed, depending on the needs of the consumer for which the development is targeted. The City's parking standards are commonly accepted, and where covered parking is required, the City does not require garages but accepts carports for this requirement.

DESIGN AND DEVELOPMENT CRITERIA WILL CONTINUE TO BE CONSIDERED ON A CASE-BY-CASE BASIS, AND STANDARDS WILL BE RELAXED WHEN APPROPRIATE. AFFORDABILITY WILL BE PROVIDED BY REDUCED PRICES AND RENTS WITHIN EACH DEVELOPMENT. THE KEY TO AFFORDABILITY IS PASSING COST SAVINGS THROUGH TO HOME BUYERS.

SUBDIVISION CONTROLS

On-Site Improvements

Typical on-site project improvements include water lines, sanitary sewer lines, other utilities, streets, curbs, gutters, sidewalks, storm water retardation and drainage infrastructure, and perimeter fencing.

Public utility lines are engineered to meet the needs of the project. Unless the project is planned to support adjacent vacant land, designs of public utilities do not include excess capacities. Drainage and retardation standards--designed to hold historic flows--reduce flooding impacts on other residents of the City.

Until recently road width requirements were sometimes a barrier to affordability, and private roads were the only solution. Unfortunately, private roads require homeowners' associations for upkeep and thus include a hidden cost passed through to the homeowner. The problem was recently studied, and a new small public street standard was adopted which allows narrower streets in residential projects.

Normally block walls are required for perimeter subdivision fencing to reduce off-site noise impacts on the residences. When a new subdivision borders residential property, however, a combination of masonry and wood wall may be permitted, reducing development costs significantly.

Due to decreasing fees and subventions from the County and State, City revenues decreased substantially over recent years. The City will need to seek ways to reduce long term service and maintenance costs resulting from new development. Such methods include, but are not limited to, requiring: private roads, sidewalks, lighting and landscaping districts, and improvement districts. Without these mechanisms, proper development cannot occur.

Off-Site Improvements

Depending on the scale of the project, off-site improvements (or in-lieu fees) may be required. In all cases, the improvements required (or the proportionate share of fees charged) have been determined through a study of the impacts caused by the project.

Typically, major improvements concern park acquisition and development, regional groundwater recharge facilities, or traffic and circulation impacts, where the project causes a degradation of existing operating conditions elsewhere (i.e. not on the project site) in the system. An example might be the payment of fees for installation of a traffic signal at a nearby street intersection. During project and environmental review, the City evaluates the project related and cumulative impacts to determine the level of improvement(s) necessary to return the system to acceptable levels of service.

CITY COUNCIL POLICY CONTINUES TO ALLOW REDUCED PERIMETER FENCING STANDARDS WHEN THE SUBDIVISION IS ADJACENT TO RESIDENTIAL LAND USES. IN ADDITION, THE NEW SMALL PUBLIC STREET STANDARD IS BEING ENCOURAGED.

PERMIT PROCESSING

Building permits for the actual construction of new housing units cannot be obtained until the land-use permitting process is completed. Planning permit processing adds time and costs to the project. The average processing time from submittal of a complete application to Planning Commission action on a project ranges from six to ten weeks. This includes the issuance of conditional use permits and planned development permits. If a general plan amendment and/or rezoning is needed, the time frame lengthens considerably--at least six months.

A typical tentative subdivision map can be processed within six months of the original submittal. However, the engineer or the developer consumes much of this time, and so the process can take up to a year or more if the applicant does not respond in a timely manner.

Environmental review, in accordance with CEQA regulations, requires the preparation of an initial environmental study and conditional negative declaration of environmental impact by city staff. However, environmental impact reports prepared by a consultant are sometimes necessary. Environmental review occurs concurrent with the project processing.

The review and comment of other relevant departments is solicited promptly by the Community Development Department, which functions as a central clearinghouse, for any development application, thereby shortening the over-all processing time for projects.

A building permit application may be filed for plan check review prior to completion of the planning review, which also shortens processing time. The City employs plans examiners, and the time needed for plan check is determined by the work load and the completeness of the plans submitted. For a single family residence, the first plan check is completed within ten working days of submittal. For larger projects, the first plan check may take two to four weeks.

The City has established a one stop "fast track" permit process, which can reduce the time and expense involved. The Community Development Department coordinates the review and decision-making on required permits as well as providing information regarding the status of all applications and permits for residential developments.

THE CITY POLICY IS TO EXPEDITE PERMIT PROCESSING WHENEVER POSSIBLE. PRE-APPLICATION MEETINGS AND PROCEDURAL HANDOUTS HELP ASSURE THAT APPLICATIONS WILL BE COMPLETE, THEREBY REDUCING PROCESSING TIME. THE CITY CONTINUES TO ACCEPT AND PROCESS BUILDING PERMIT APPLICATIONS PRIOR TO COMPLETION OF PLANNING COMMISSION APPROVAL OF A PROJECT. THE COMMUNITY DEVELOPMENT DEPARTMENT COORDINATES THE REVIEW AND DECISION MAKING ON REQUIRED PERMITS AS WELL AS PROVIDING INFORMATION REGARDING THE STATUS OF ALL APPLICATIONS AND PERMITS FOR RESIDENTIAL DEVELOPMENTS.

NON-GOVERNMENTAL CONSTRAINTS ON HOUSING

AVAILABILITY OF FINANCING

Interest rate fluctuations have the greatest effect on the ability of buyers to afford housing and the ability of builders to construct new housing. Because both buyers and builders must finance the purchase/project, housing production is extremely interest-rate sensitive.

Other major constraints on housing development, which local government cannot control, are banking industry regulations and institutional reluctance to fund large phases of residential developments. For a hypothetical 100 unit subdivision, banks finance only small (10-15 unit) phases. When 80 percent of the first phase is sold, the next phase receives funding. Effectively, this restricts housing supplies and keeps the housing market prices high.

Construction Financing. Currently, local banks provide construction loans in the range of the "Prime Rate" plus 2.5 - 4 percent. The prime rate is the interest rate that large banks charge to their best customers and is currently around the recent 20-year low of 6.5 percent. During the past five years, the prime rate has fluctuated between 6.5% and 11.5%.

Homeowner Financing. Over the past five year period, 30-year fixed rate/ owner-occupied loans have averaged around 10% annual interest. Lower, fixed-rate, mortgages are currently available and variable rate mortgage loans can be found in the 6% range. It should be noted that fixed rate mortgages are the loan of choice. However, when high interest rates or high home prices make monthly housing costs unaffordable, the lower variable rate mortgages become more attractive for short term financing if the buyer intends to sell in three to five years.

LAND COSTS

The monetary value of land is what someone else will pay for title and use of that property.

Land Use. When more can be produced from the land, land becomes more valuable. The concept of "highest and best use" applies to the greatest production from the land. Whether it is used for scenic preservation, cattle grazing, irrigated agriculture, apartments, or a strawberry packing plant, all land has some value.

For example: Low grade, non-irrigated grazing land might be valued at less than $1,000 per acre. Put a barn on the property and the value rises some. Drill a water well, irrigate the land, and plant row crops and the value of the land rises even more. Put a ranch house on the property and it increases the value by at least the value of the house. Subdivide the land into ranchettes of 5-10 acres per lot to increase the value of the land significantly. Annex the land to a city, bring in urban services, infrastructure, subdivide, and build 5 houses per acre to increase the value of a hypothetical 100 acres from $100,000 (100 acres at $1,000 per acre) to $10,000,000 (500 residential lots valued at $20,000 per lot).

Land value increases because the use of the land increases. Dramatic land values result from increased levels of service provided by cities.

Economic Development. Santa Maria developed along the lines of traditional urban theory. Agriculture remains the economic base. As production agriculture developed and grew throughout the Santa Maria Valley, secondary (service) economies developed. Cities also grew to provide urban opportunities, communication, and services. Locational advantage, public policy, and land use factors helped make Santa Maria the commercial-retail hub for northern Santa Barbara County and southern San Luis Obispo County. As such Santa Maria experiences greater residential growth than most of the surrounding communities.

Along with the changes to the City of Santa Maria, the areas around the City changed too. The bedroom community of Orcutt developed and prospers

between the City and Vandenberg Air Force Base. Ownership of large family farms have been split apart and dispersed to family members or sold to speculators for potential development. Areas being considered for annexation to the City are under intense pressure to develop at the "highest and best use" in the City.

Current Land Value. A survey of Santa Barbara County Assessor records, in 1991, indicates that agricultural land adjacent to the City is valued between $3,000 and $15,000 per acre; agricultural land without the potential for annexation is valued at about $3,000 to $5,000 per acre. Recent lot sales have shown that unimproved, low density residential (5 dwelling units per acre), land is valued at about $100,000 per acre; high density residential land (maximum density of 22 dwelling units per acre) is valued at about $300,000 per acre. The economic recession of 1992 realistically reduced the land values by 20-30 percent from peak values in 1991.

It is argued that most developers will price their housing product at (or near) the market price for similar products. Failure to be competitive with the market will result in one of two scenarios. First, if the housing is undervalued, rapid speculative buying occurs. The speculators resell the housing at the market prices--taking the profits with them. Second, if the housing is overvalued, slow home buying occurs. After a period of slow sales, the builder will reduce prices to increase buyer interest in the product, or, continue to lose more money, default the property to the financial backers of the project, and/or go into bankruptcy.

The housing market continuously self-defines prices. For the reasons stated above, new housing is priced at "what the market will bear." Banks require prices to accurately reflect appraisals or no loans will be approved. Given such, free market developers will not/can not transfer cost savings to buyers but they will increase their profits. Unless regulated, any significant cost savings that are passed through to the developer will not reach the targeted new home buyers. Housing speculators and investors with large cash holdings will intercept below market priced houses if, by chance, the houses even reach the market. Potential cost savings from the developer's labors will result in a significant cash windfall for marketwise speculators . . . without the risks taken by the housing builder. In the free market economy, the persons taking the risks should reap the rewards (or pay the price for their mistakes). Speculation subverts the best intentions to keep housing costs down.

CONSTRUCTION COSTS

Construction costs marginally affect the affordability of housing unless a shift in technology reduces costs considerably.

Land. Subject to the fluctuations of supply and demand, land is a commodity. When the construction industry is strong and development seems to be all around us, the price of land skyrockets. When times are tough, like during an economic recession, development stalls and land prices come

back to earth. The axiom "buy low and sell high" makes land a prime target for speculation. Because land cost is the only significant "soft" cost in the production of housing, the only true way to achieve lower priced housing is to minimize the amount of money a developer pays for the land by competitively increasing the market supply of land available for housing development. These actions (assuming that cost savings are passed through to housing consumers) minimize builder land costs and increase competition for everyone to keep housing costs and prices low.

Projects get approved on paper first. However, without any intention to build, the "developer" often puts the land, with project approvals, back on the market. The land--or option to the land--is sold for premium land prices plus the "value" of the project. Some properties may be sold two, three, or four times in a "hot" residential market before any homes are built. The end product is an artificially inflated housing price or a project that "doesn't pencil out," can't get financing, and doesn't get built. When land is plentiful, there are other choices for developers; when land is scarce, the alternatives are few and developers get caught up in a speculative housing price "feeding frenzy."

Part of the Savings and Loan Bailout/Crisis stems from S&L financing (and refinancing) paper projects that could not be paid for by the housing consumer. The debt could not be transferred to multiple buyers (spreading the debt to multiple lending institutions) and the combined debt of the paper projects caused the failure of the single lending institution caught holding the empty bag.

Another major problem exists, even if the land supply and project approvals exceed demand, when lending institutions are reluctant (for obvious reasons) to loan money for construction of homes that will sit unsold. As previously discussed, banks and savings & loan institutions require residential developments to build smaller phases as a risk reduction measure. As a secondary effect of this action, housing prices remain artificially high by reducing housing supplies.

POLICY PROGRAM OPTIONS:

SURETY DEPOSIT. PROJECT APPLICANTS MAY BE REQUIRED TO POST AN AFFORDABLE HOUSING ASSURANCE DEPOSIT, OR OTHER ACCEPTABLE SECURITY, WITH THE CITY. THE AMOUNT OF THE SURETY SHOULD BE BASED ON A FORMULA THAT ENCOURAGES HOUSING TO BE DEVELOPED AND DISCOURAGES SPECULATIVE TRADING OF RESIDENTIAL LAND. SUCH A SECURITY COULD HELP INSURE THAT THE DEVELOPER DOES NOT REAP A PAPER PROJECT WINDFALL BY SELLING THE PROJECT FOR MORE THAN REASONABLE COSTS ESTABLISHED BY THE PROGRAM. THE SURETY COULD REMAIN ACTIVE FOR A SPECIFIED TIME OR UNTIL RELEASED BY THE CITY COUNCIL. IF THE DEPOSIT IS FORFEITED, THE MONEY COULD BE REDIRECTED BACK INTO THE COMMUNITY THROUGH CITY AFFORDABLE HOUSING PROGRAMS.

SUDDEN DEATH OF PAPER PROJECTS. PLACE A TWO YEAR PROJECT APPROVAL LIMIT ON ALL RESIDENTIAL PROJECTS WITH ONE 6 MONTH TIME EXTENSION ALLOWED FOR PROJECTS SHOWING GOOD FAITH--FINAL MAP IN PLAN CHECK OR ISSUED BUILDING PERMITS. THIS PROGRAM WOULD APPLY TO PD AND USE PERMITS BUT NOT ZONE CHANGES AND SUBDIVISIONS. A PUBLIC HEARING TO REVOKE THE PERMIT WOULD BE MADE A PART OF THE PROCESS.

Site Development. The potential for cost saving measures to be mplemented depends on the ability and willingness of the development community to pass cost savings directly through to housing consumers. Traditionally, Benefit Assessment Districts work well to meet the needs of the developer and are an option for financing urban infrastructure and services.

POLICY PROGRAM OPTIONS:

EASE ENVIRONMENTAL REGULATION. CONSISTENT WITH CALIFORNIA GOVERNMENT CODE TITLE 7, DIVISION 1, CHAPTER 4.2 (SECTION 65913) THE CITY MAY EASE ENVIRONMENTAL REQUIREMENTS TO THE MINIMUM NECESSARY TO KEEP A PROJECT ON TRACK AND OUT OF LITIGATION WOULD HELP KEEP DEVELOPMENT COSTS DOWN ON HOUSING PROJECTS. FOR AFFORDABLE PROJECTS, A MASTER ENVIRONMENTAL IMPACT REPORT (EIR) COULD BE PREPARED TO IDENTIFY THE OVERRIDING BENEFITS OF AFFORDABLE HOUSING. SMALLER, AFFORDABLE HOUSING PROJECTS COULD FALL UNDER THE UMBRELLA EIR TO SPEED PROJECT APPROVALS.

REDUCE STANDARDS. SOME STANDARDS MAY BE REDUCED TO HELP PROMOTE HOUSING AFFORDABILITY. THESE INCLUDE PUBLIC WORKS STANDARDS AND SPECIFICATIONS AS WELL AS ZONING CODES. HOWEVER, IN NO EVENT SHOULD ANY STANDARD REDUCTION DRAMATICALLY EFFECT THE HEALTH OR SAFETY OF THE PUBLIC.

Labor. The potential for cost savings to the consumer would include allowing the purchaser of a unit to work on the project--similar to the self-help projects in the City.

POLICY PROGRAM OPTIONS:

ALLOW UNFINISHED HOUSE OPTIONS. ONE METHOD OF COST SAVINGS TO THE HOME BUYING CONSUMER MIGHT BE TO REQUIRE BUILDERS TO ALLOW THE PURCHASER TO SPECIFY LEVEL OF COMPLETION, PROVIDED THE HOME IS SAFE TO OCCUPY, OR CONDITION OF THE HOME OF WHICH THEY WILL TAKE POSSESSION. SIMILAR TO "UPGRADING" FINISHES AND APPLIANCES, THIS OPTION ALLOWS THE BUYER TO DOWNGRADE, OR ELIMINATE, OPTIONS (I.E. PAINT, CURTAINS, FLOOR COVERINGS, APPLIANCES, ETC.). IT ALLOWS THE PERSONS WHO ALREADY OWN MAJOR APPLIANCES TO, AT THEIR OPTION, KEEP AND USE THE APPLIANCES THEY ALREADY OWN OR BUY NEW ONES. IT ALSO ALLOWS PERSONS WHO ARE HANDY AROUND THE HOUSE THE OPTION OF DOING THEIR OWN WORK AT SUBSTANTIAL COST SAVINGS. ***NOTE****: LENDERS MAY BE RELUCTANT TO MAKE LARGE COMMITMENTS FOR THIS TYPE OF PROJECT. IF FUNDED, THE LOANS MAY USE TECHNIQUES THAT MINIMIZE THE FINANCIAL RISKS TO THE INSTITUTIONS UNTIL THE CONCEPT ESTABLISHES A TRACK RECORD.*

MANUFACTURED HOUSING. THE MANUFACTURED HOME OFFERS EFFICIENT ECONOMIES OF SCALE IN THE FACTORY-BUILT HOME. THIS METHOD AVOIDS PAYING THE HIGHER WAGE SCALES FOUND IN THE BUILDING TRADES. BUYERS OF THE MANUFACTURED HOME ON A FOUNDATION RECEIVE THE BENEFITS OF CONVENTIONAL FINANCING RATES NOT AVAILABLE TO MOBILE HOME BUYERS.

Materials. The potential for cost saving measures to be implemented depends on the ability and willingness of the development community to pass material cost savings directly through to housing consumers.

POLICY PROGRAM OPTIONS:

ALLOW EXPERIMENTAL USE OF COST SAVING BUILDING MATERIALS/TECHNIQUES. *THE CITY MAY CONSIDER WORKING WITH BUILDERS TO IDENTIFY SAFE AND EFFICIENT METHODS OF RESIDENTIAL CONSTRUCTION THAT HAVE NOT BEEN ADOPTED BY THE "UNIFORM" CODES (UBC, UPC, NEC, ...).*

FEES AND DEDICATIONS

Since voter-approval of Proposition 13 in 1978, the financing of urban infrastructure evolved from using the general obligation bond into a financing system of user fees. This evolution shifted infrastructure financing from the City to the developer. Before the "Voter Revolt," cities could fairly easily pass bond issues to finance infrastructure. Costs were spread throughout the community. Because of voter sentiments against taxation and the public sentiment that growth and development should pay for the necessary infrastructure and improvements, bond issues require two-thirds majority voter approval and are not given much of a chance for passage. Infrastructure financing is now done on a more expensive piecemeal basis.

The present system requires development to pay user fees for financing urban infrastructure. It requires the developer to install and dedicate infrastructure, or pay in fees "in lieu" of dedication, to the City for the privilege (The courts have ruled that development is a privilege and not a right.) to build a project. Most of these costs transfer to the end users of the project. If it is a housing project, the costs translate into several thousand dollars per unit.

POLICY PROGRAM OPTIONS:

DEFER PAYMENT OF FEES. *REQUIRE PAYMENT OF FEES AS LATE AS POSSIBLE IN THE DEVELOPMENT PROCESS. DEPENDING ON THE TYPE OF PROJECT, THIS MIGHT BE AT THE FINAL INSPECTION STAGE OF THE BUILDING OR AT THE CLOSE OF ESCROW. THIS WOULD AVOID DEVELOPER BORROWING AND CARRYING COSTS AT THE FRONT END OF THE PROJECT.*

STANDARD MELLO-ROOS FINANCING OF INFRASTRUCTURE. *BY ESTABLISHING AN OVERALL FINANCING MECHANISM FOR PUBLIC IMPROVEMENTS AND INFRASTRUCTURE, SUBSTANTIAL INTEREST COST SAVINGS CAN BE ACHIEVED OVER CONSTRUCTION LOAN FINANCING. THE CITY USES ITS BONDING POWER TO GET LOW INTEREST FINANCING FOR INFRASTRUCTURE IMPROVEMENTS. THE BONDS ARE PAID OFF BY PROPERTIES BENEFITTING FROM THE IMPROVEMENTS THROUGH PROPERTY TAX ASSESSMENTS.*

SHORT-TERM MELLO-ROOS FINANCING OF INFRASTRUCTURE. *ONCE PROPERTY IS SOLD OR TRANSFERRED, A PORTION OF THE BOND IS PAID OFF AND THE FINANCING OF THAT PROPERTY IS BORNE BY THE NEW OWNER. IF THE PROPERTY IS NOT SOLD OR TRANSFERRED, THEN BOND PAYMENTS CONTINUE TO BE MADE THROUGH PROPERTY TAX ASSESSMENTS.*

PART IV

HOUSING GOALS, POLICIES, AND POLICY PROGRAMS

Part IV describes the goals of the City, the policies guiding discretionary actions, and the optional policy programs that may be implemented to help further achieve the community goals.

By nature, goals are very broad statements--aimed in a general direction--about a topic (i.e. housing). Policies refine goals into something that is more concrete and tangible, but still requiring specific direction. (Part V discusses details about quantified objectives and implementation programs.) Policy program options are presented here as topics for discussion. If, after reviewing the Housing Element performance, the City Council desires any new program(s), these policy programs present ideas and opportunities for the Council to reference.

SUMMARY OF GOALS, POLICIES, AND POLICY PROGRAMS

■ GOAL H-1: PROVIDE DECENT, AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY

POLICIES:
- IMPROVE SUB-STANDARD HOUSING CONDITIONS
- REDUCE OVERCROWDING
- REDUCE EXCESSIVE COST BURDEN
- ASSIST THE HOMELESS
- ASSIST THE ELDERLY AND HANDICAPPED

POLICY PROGRAMS:
- DENSITY BONUS
- MULTI-FAMILY ZONING PRESERVATION
- INCLUSIONARY ZONING
- AFFORDABLE HOUSING PERFORMANCE BOND
- ENVIRONMENTAL DEREGULATION
- SUDDEN DEATH OF PAPER PROJECTS
- UNFINISHED HOUSE OPTION
- ENCOURAGE MANUFACTURED HOUSING DEVELOPMENTS
- EXPERIMENTAL BUILDING MATERIALS/TECHNIQUES

■ GOAL H-2: ASSURE SUFFICIENT LAND IS AVAILABLE TO ACCOMMODATE FUTURE RESIDENTIAL GROWTH

POLICIES:
- WORK COOPERATIVELY WITH OTHER JURISDICTIONS TO BALANCE JOBS WITH APPROPRIATE HOUSING TYPES AND TENURES IN A REGIONAL (HOUSING MARKET AREA) CONTEXT
- ENCOURAGE HOME OWNERSHIP
- ENCOURAGE MIXED-USE DEVELOPMENTS
- REZONE INDUSTRIAL AND COMMERCIAL LAND WHERE APPROPRIATE
- INCREASE RESIDENTIAL DENSITIES WHERE APPROPRIATE

POLICY PROGRAMS:
- DENSITY BONUS
- REDUCE SITE DEVELOPMENT STANDARDS

■ GOAL H-3: ENSURE THAT ADEQUATE PUBLIC SERVICES AND AMENITIES ARE AVAILABLE TO EXISTING AND FUTURE CITY RESIDENTS

POLICIES:
- BALANCE GROWTH WITH INFRASTRUCTURE AND PUBLIC SERVICES
- ASSIST PEOPLE WITH THE GREATEST NEEDS FIRST
- MINIMIZE GOVERNMENTAL OBSTRUCTION TO THE PROVISION OF AFFORDABLE HOUSING

POLICY PROGRAMS:
- DEFER PAYMENT OF FEES
- MELLO-ROOS FINANCING OF INFRASTRUCTURE

TABLE HE-4-1
SUMMARY OF HOUSING ELEMENT GOALS AND APPLICABLE PROGRAMS

PROGRAMS	GOAL H-1 PROVIDE DECENT, AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY.	GOAL H-2 ASSURE SUFFICIENT LAND IS AVAILABLE TO ACCOMMODATE FUTURE RESIDENTIAL GROWTH.	GOAL H-3 ENSURE ADEQUATE PUBLIC SERVICES AND AMENITIES ARE AVAILABLE TO EXISTING AND FUTURE CITY RESIDENTS.
ECONOMIC DEVELOPMENT (1)	X	X	X
RESIDENTIAL REZONING (2)		X	X
ANNEXATION (3)			X
HOUSING INCENTIVES (4)	X		
NEIGHBORHOOD CONS. (5)			X
TENANT ASSISTANCE (6)(7)	X		
FAIR HOUSING (8)	X		
RESIDENTIAL REHABILITATION LOAN (9)			X
ENERGY & WATER CONS. (10)	X	X	
HOUSING CODE ENF. (11)	X		X
SUPPORTIVE HOUSING FOR THE HOMELESS (12)	X		X
LAND BANKING (13)	X	X	

POLICY PROGRAM OPTIONS:

Including Policy Program Options serves to facilitate discussion of housing issues. All of the options presented here are concepts. If, after annual review of the Housing Element, the City Council decides that additional measures are needed to help the City reach specific objectives, the Council may direct staff to research these, and other ideas. Only at the direction of the City Council will development of a program for inclusion into the Housing Element be presented to the Planning Commission and City Council. An exception to this process will be actions necessary to comply with State and Federal laws. For example, the Density Bonus Program is required by State Law; by adopting this Housing Element, the City Council will be authorizing staff to bring a Density Bonus Program to the Planning Commission and City Council for adoption.

☐ **BONUS DENSITY PROGRAM**

Adopt the State Bonus Density Law. (See Housing Production Objective #7.) It mandates that a local government grant a density bonus of at least 25 percent, along with an additional incentive, to a developer of a housing development agreeing to construct at least 20 percent of the units for low-income households, or 10 percent of the units for very low-income households, or 50 percent of the units for senior citizens or handicapped households. The City may elect to award an additional density bonus for large family developments. Another incentive could be the replacement of a PD (or CUP) permit with an administrative use permit for density bonus applications involving less than two acres.

☐ **MULTI-FAMILY RESIDENTIAL ZONING PRESERVATION PROGRAM**

Recognizing that the multi-family residential zones provide basic, affordable housing in the City, it becomes important to preserve existing multiple family residential zones for medium and high density uses. This program limits the use of the R-2 and R-3 zones for lower intensity (less dense) uses. It requires that the density of the proposed use be no less than 30 percent of the maximum (22 du/acre in HDR and 12 du/acre in MDR land use designations) densities allowed. Implementation of this program requires amendment of the Land Use Element to remove single family uses from the MDR designation; the zoning ordinance must be amended to prohibit single family residences in R-2 and R-3 zones.

This program sets the density range in the MDR designation from 8.4 du/acre (minimum) to 15 du/acre (maximum with a 25 percent density bonus). It sets the density range in the HDR designation from 15 du/acre (minimum) to 27.5 du/acre (maximum with a 25 percent density bonus).

☐ **INCLUSIONARY ZONING**

This program could require a certain percentage (10 to 25 percent) of a housing project to be affordable to various income groups. It could be implemented city-wide, or apply to future annexed areas. Developers could meet the requirement by building units within their development, donating a portion of their land to the City or a non-profit housing sponsor, or paying an "in-lieu" per unit fee to a City Housing Trust Fund.

The City does not presently have an inclusionary zoning program.

- **AFFORDABLE HOUSING SURETY DEPOSIT**
  Project applicants may be required to post an affordable housing assurance deposit with the City. The amount of the surety should be based on a formula that encourages housing to be developed and discourages speculative trading of residential land. Such a surety could help insure that the developer does not reap a paper project windfall by selling the project for more than reasonable costs established by the program. The deposit would remain active for five years or until released by the City Council. If the deposit is forfeited, the money could be redirected back into the community through the Housing Incentives Program.

- **ENVIRONMENTAL DEREGULATION**
  Consistent with California Government Code Title 7, Division 1, Chapter 4.2 (Section 65913) the City may ease environmental requirements to the minimum necessary to keep a project on track and out of litigation would help keep development costs down on housing projects. For affordable projects, a master environmental impact report (EIR) could be prepared to identify the overriding benefits of affordable housing. Smaller, affordable housing projects could fall under this umbrella EIR to help speed project approvals.

- **SUDDEN DEATH OF PAPER PROJECTS**
  Place a two year project approval deadline on all residential project permits approved after the adoption of this program. Allow one 6 month time extension for projects showing good faith--final map in plan check or issued building permits. A public hearing to revoke the development permit would be made a part of the process.

- **UNFINISHED HOUSE OPTIONS**
  Allow the home buying consumer to specify the level of completion, provided the home is safe to occupy, or condition of the home of which they will take possession. Similar to "upgrading" finishes and appliances, this option allows the buyers to downgrade, or eliminate, options (i.e. paint, curtains, floor coverings, appliances, etc.). It allows the persons who already own a range, dishwasher, or other appliances to, at their option, keep and use the appliances they already own or buy new ones. It also allows "handi-persons" the option of doing their own work at substantial cost savings to first time home buyers.

- **ENCOURAGE MANUFACTURED HOUSING DEVELOPMENTS**
  The manufactured home offers efficient economies of scale in the factory environment. This method avoids paying the higher wage scales found in the building trades to keep labor costs lower.

- **EXPERIMENTAL BUILDING MATERIALS/TECHNIQUES**
  The City may consider working with builders to identify safe and efficient methods of residential construction that have not been adopted by the "uniform" codes (UBC, UPC, NEC, ...).

- **REDUCE SITE DEVELOPMENT STANDARDS**
  Some standards may be capable of further reduction to help promote housing affordability. These include public works standards and specifications as well as zoning regulations of the City. However, in no event should any standard reduction dramatically affect the health or safety of the public.

- **DEFER PAYMENT OF FEES**
  Collect required fee payments as late in the development process as possible. This may be at the final inspection stage of the building or, in some cases, at the close of escrow. Such a program could avoid developer financing and carrying costs for fees at the front end of the project. The fees could be paid by the buyer when the unit was sold or by the developer prior to receiving the final inspection.

- **MELLO-ROOS FINANCING OF INFRASTRUCTURE**
  By establishing an overall financing mechanism for public improvements and infrastructure, substantial interest cost savings can be achieved over construction loan financing. The City uses its bonding power to get low interest financing for infrastructure improvements. The bonds are paid off by properties benefitting from the improvements through property tax assessments.

  Short-Term Financing Option. Once property is sold or transferred, a portion of the bond is paid off and the financing of that property is borne by the new owner. If the property is not sold or transferred, then bond payments continue to be made through property tax assessments.

PART V

QUANTIFIED OBJECTIVES

Part V contains the quantified objectives for housing production, housing rehabilitation, and conservation of existing affordable units. The City reviews this section in the annual report and with the preparation of the 1997-2002 Housing Element.

TABLE HE-V
QUANTIFIED OBJECTIVES BY INCOME CATEGORY

INCOME LEVEL	PCT	NEW CONSTRUCTION	REHABILITATION	CONSERVATION	TOTAL
VERY LOW	25%	1,065	400	250	1,715
LOW	18%	806	197	175	1,178
MODERATE	22%	926	0	40	966
ABOVE MOD	35%	1,474	0	10	1,484
TOTAL:		4,270	597	475	5,342

NEW CONSTRUCTION

HOUSING PRODUCTION OBJECTIVES

1. State and Federal Financing

Coordination:	City Council/Redevelopment Agency/City Administrator /Community Development Department
Product:	150 Housing Units over five years
Funding:	General Funds for Staff Time
Implementation:	Ongoing
Programs:	(4), (6), (12), (13)

Synopsis: Pursue funding at the state and federal level to provide housing loans and subsidies for the construction and purchase of housing for low and moderate income households. Advocate legislation and funding for housing production as a state and federal priority.

2. Local Financing Tools

Coordination:	City Council/City Departments
Product:	250 Housing Units over five years
Funding:	Program Financing
Implementation:	Ongoing
Programs:	(1), (3)

Synopsis: Analyze local financing tools such as assessment districts, local bond authority, and the application of true cost for services for applicability to the City of Santa Maria. The purpose is to provide financing for housing production and also services and facilities associated with the increased population. Santa Maria's tax increment financing obligations extend to the year 2010. Because this is the primary means of financing affordable housing programs at the local level, other programs must be substituted.

3. Examining Standards for Building Sites

Coordination:	Community Development Department
Product:	600 Housing Units over five years
Funding:	General Funds for Staff Time
Implementation:	Ongoing
Programs:	(2), (4)

Synopsis: Examine sites and current zoning to assure adequacy for meeting the identified housing needs of the community. The proportion of residentially-designated areas should be balanced with other zoning designations while allowing for adequate housing production. When consistent with the policies of the Land Use Element, sites will be rezoned to encourage greater housing production. Land purchased at lower (industrial--when suitable for residential use) values may make decent housing more affordable because the area contains fewer amenities.

4. Site Development Standards

Coordination: Planning Commission/Community Development
Product: Increase the Affordability of Housing Units
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (2), (4)

Synopsis: Review and evaluate site development and residential unit construction standards. Design and development criteria, that substantially add to the cost of housing but are not essential to providing basic quality housing, will be reviewed on a case-by-case basis. For smaller homes on smaller lots, designs should be considered that accommodate family growth and future room additions but provide basic, more affordable housing for first time home buyers. The potential for housing production with reduced site standards is significant. Usually, there is a market for reduced standard construction if the cost savings are passed-through to occupants of the housing.

5. Matching Infrastructure, Public Facilities, and Housing

Coordination: Community Development and Public Works Department
Product: 750 New Housing Units Assisted
Funding: General Funds-Special Fund Sources (Grants)
Implementation: Ongoing
Programs: (2), (3), (4)

Synopsis: Analyze relationship of available public facilities and services to sites suitable for residential development to assure meeting the need for services. Note that leap frog development can be more costly if urban infrastructure (water, sewer, gas, electricity, roads, etc.) is not adjacent to the site. Designate development sites for affordable housing to receive priority scheduling for capital improvements. Building in areas where services already exist does not add significant costs to off-site improvements. CDBG funds can continue to be used to offset extraordinary costs where appropriate.

6. Permit Processing

Coordination: Community Development Department
Product: Incentive for Affordable Housing Production
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (1), (4)

Synopsis: The City operates a one stop, "fast track" permit process. The Community Development Department coordinates the review and decision-making on required permits and also provides information regarding the status of all applications and permits for residential developments. The permit processing of the City attempts to gather, organize, and distribute the information needed by applicant/developers, staff, Planning Commission, and City Council.

7. Density Bonuses

Coordination:	Planning Commission Approval/Community Development Department
Product:	150 Housing Units over five years
Funding:	General Funds for Staff Time
Implementation:	Immediate - Annual Review
Programs:	(2), (4), (6)

Synopsis: Provide housing incentives, in the form of greater density than would otherwise be allowed under the current zoning designation, for developers willing to construct affordable housing units.

8. Mixed Use Development/Adaptive Re-Use

Coordination:	Community Development Department
Product:	280 Housing Units over five years
Funding:	Private Market/State of California Department of Housing and Community Development
Implementation:	Ongoing
Programs:	(1), (2), (3), (4)

Synopsis: Encourage the use of suitable under-utilized and/or abandoned commercial or industrial properties to be converted for mixed-use purposes via zoning incentives and/or state funded housing programs. Housing is allowed above ground floor commercial uses in certain land use designations.

9. Manufactured Housing

Coordination:	Community Development Department
Product:	60 Residential Units as Permitted by Zoning Ordinance
Funding:	General Funds for Staff Time
Implementation:	Immediate and Ongoing
Programs:	(1), (4)

Synopsis: Actively encourage the production of housing units with new technology which reduces the ultimate cost of the units. Sites should be identified throughout the city which are suitable for manufactured housing development. With proper incentives and financing mechanisms, the manufactured house could become an integral part of the affordable housing solution.

10. Annexations

Coordination: City Council, City Administrator, Community Development Department
Product: 2,000 Housing Units over five years
Funding: Public and Private Funds
Implementation: Ongoing
Programs: (3)

Synopsis: Actively encourage residential development through annexation of land suitable for development. Expectations for the current program hold about 8,000 new housing units, built over a 20-year period.

11. Land Banking

Coordination: Community Development Department
Products: 30 Housing Units over five years
Funding: Community Development Block Grant
Implementation: Ongoing
Programs: (4), (13)

Synopsis: The City may purchase property and/or use City-owned parcels to offer to non-profit developers specifically for the development of housing for low- and moderate-income households.

EXISTING HOUSING STOCK

HOUSING REHABILITATION OBJECTIVES

1. Federal/State Funding for Modernization of Public Housing

Coordination: Santa Barbara County Housing Authority
Product: Preserve the Existing Public Housing Inventory through Rehabilitation and Modernization of 120 Units
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (6)

Synopsis: Permanent low-rent public housing provides 150 rental units in Santa Maria for very-low income households. Efforts will be directed to maintain housing standards through the scheduling of prioritized deferred maintenance of the project buildings and grounds. The present five-year plan for Santa Maria public housing units calls for $1,000,000; funding is anticipated from HUD and operating reserves.

2. Combining Public Improvements with Rehabilitation

Coordination: Community Development/Public Works Department
Product: Public Improvements in Target Area Neighborhoods
Funding: General Funds/Special Programs
Implementation: Ongoing
Programs: (4), (5), (9), (10)

Synopsis: Public improvements are coordinated with neighborhood improvement programs. The Planning Commission periodically reviews capital improvement requirements and recommends scheduling for funding allocation at the earliest possible date to encourage private sector residential maintenance and improvement.

3. Home Improvement

Coordination: Community Development Department
Product: 67 Homeowners and 171 Rental Properties with 489 Units Targeted in 2 Areas
Funding: City Funds for Staff Time
Implementation: Ongoing
Programs: (5), (9), (10), (11)

Synopsis: Provide informational brochures regarding available home improvement/rehabilitation loan programs to target area residents. Increase community awareness of self-help and rehabilitation assistance. Encourage neighborhood pride and self-reliance through neighborhood associations (such as homeowners' associations in condominiums and local neighborhood watch programs).

4. Residential Rehabilitation Loan Program

Coordination:	City of Santa Maria Redevelopment Agency
Product:	55 Housing Units over five years
Funding:	Community Development Block Grant
Implementation:	Ongoing
Programs:	(5), (9), (10), (11)

Synopsis: Continued use of Community Development Block Grant funds for low-interest and no-interest deferred loans for housing rehabilitation program. Building code standards are maintained in conjunction with the program to preserve the existing standard housing and bring substandard housing up to code.

5. Code Enforcement

Coordination:	Community Development Department and City Attorney
Product:	Healthy and Maintained Neighborhoods - 50 Complaints about Illegal Dwelling Units and Garages Converted into Dwelling Spaces Processed Each Year
Funding:	General Funds for Staff Time
Implementation:	Ongoing
Programs:	(5), (11)

Synopsis: Maintain an active code enforcement program of complaint-based inspections in target neighborhoods. The intent of this program is to stop destabilizing elements in the area and work with other programs to encourage housing rehabilitation and neighborhood security.

CONSERVATION OBJECTIVES FOR EXISTING AFFORDABLE UNITS

1. Code Enforcement

Coordination: City Attorney
Product: Healthy and Maintained Neighborhoods - 250 Uniform Housing Code Complaints Abated in Five Years
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (5), (8) (11)

Synopsis: Maintain an active code enforcement program of regular inspection of neighborhoods and housing to assure the housing stock remains in habitable condition for the greatest length of time.

2. Equal Opportunity in Housing

Coordination: City Administrator, Community Development Director, and Legal Aid Foundation of Santa Barbara County
Product: Equal Housing Opportunities Citywide; 200 Housing Cases Assisted
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (8), (12)

Synopsis: Promote equal opportunity in housing by avoiding economic segregation and discrimination based upon age, sex ethnicity, religion, marital status and any other arbitrary considerations.

3. Units At Risk

Coordination: City Council, City Administrator, Community Development Department
Product: 40 Housing Units Conserved
Funding: Public and Private Funds
Implementation: Immediate and Ongoing
Programs: (4), (13)

Synopsis: Replace units at risk of conversion to market values (rental and ownership) at a 1:1 ratio. This objective uses funds from the Housing Incentives Program to reinvest in mortgage down payment assistance.

4. Federal/State Funding for Housing Subsidy

Coordination: Santa Barbara County Housing Authority
Product: Expand Section 8 Housing Program 3% per Year--190 Additional Units
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (4), (6), (7)

Synopsis: The Section 8 Existing Housing Program provides rental assistance to low and very low income households. Currently, the program provides assistance to low-income renters in 1,246 units. Households currently using this program will continue to be provided with assistance.

5. Housing Unit Demolition and Replacement

Coordination: Community Development Department
Product: Limited Eliminations from Housing Stock and 35 Units Replaced at a 1:1 Ratio
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (2), (4)

Synopsis: Each requested demolition of a housing unit will be carefully reviewed to determine absolute need for demolition and for rehabilitation potential to avoid unnecessary reduction of housing. When demolition is required, efforts will be directed toward timely replacement of housing compatible with the existing neighborhood.

6. Limitations on Condominium Conversions

Coordination: Community Development Department
Product: Continued Availability of Rental Housing
Funding: General Funds for Staff Time
Implementation: Ongoing
Programs: (2), (4), (8)

Synopsis: Minimize losses to the rental housing stock by limiting the number of units which can be converted to condominiums. Each conversion is handled on a case-by-case basis; appropriate conditions are placed on any project at the time of approval.

PROGRAMS:

- **ECONOMIC DEVELOPMENT PROGRAM** (1)
  Agriculture is a basic industry in the north county. However, a majority of the housing and social service burdens are borne by the City of Santa Maria without benefit of the tax base to support the excess services required by the increased population. By expanding the non-agricultural employment sectors, the City can increase the balance between jobs and housing in the City. Improving housing conditions often depends on having strong economic growth and employment opportunities. Employment generated by commercial and industrial enterprises increase the ability of workers to afford better housing (meeting building codes, uncrowded, low housing cost burden) without governmental intervention. Santa Maria strongly supports the efforts of the Santa Maria Valley Economic Development Association with staff and monetary assistance.

- **RESIDENTIAL REZONING** (2)
  Periodic review of zoning classifications results in actions to assure maximum site availability for housing production and in increased housing production. Between 1982 and 1991, major rezonings of industrial and commercial lands to residential resulted in a net gain of 1,127 potential housing units. With a use permit, the Commercial Professional Office (CPO) zone allows senior citizen housing projects with up to 30 dwelling units per acre. The Land Use Element was updated to allow residential units above commercial establishments. These unused spaces could be transformed into attractive affordable housing for single adults, the elderly, and others seeking housing close to shopping and transportation.

- **ANNEXATION PROGRAM** (3)

  The City actively encourages residential development through annexation of land suitable for development. Residential development, constrained as a municipality approaches build-out within its jurisdictional boundaries, requires more land or more intense use of existing land. The type and tenure of housing choice for low and very low income households becomes limited as residential development slows. Additionally, as build-out approaches, the economics of supply and demand come into operation. As housing supply diminishes but demand remains strong, housing costs inevitably rise. This situation further constrains housing choice for low income households.

- **HOUSING INCENTIVES PROGRAM** (4)
  Designed to provide affordable housing opportunities to low income persons, this program offers a variety of incentives to reduce overall costs. The program can be tailored to develop new sites or redevelop deteriorated properties. It is applicable to various types of projects: single family detached, condominiums, cooperatives, and non-profit rental developments. The key incentives to date have been land acquisition write down (subsidy) and public improvements. The program is funded primarily with Community Development Block Grant (CDBG) funds. Partnerships with non-profit developers with the expertise to access state, federal and private funds have proved successful. These developers also provide assurances regarding long-term ownership and affordability for rental developments.

NEIGHBORHOOD CONSERVATION PROGRAM (5)

This program, which was developed in 1990, assists the City's neediest neighborhoods through the use of existing improvement programs. Low-income neighborhoods--with a high incidence of criminal activity, serious public improvement deficiencies, significant code violations, and generally deteriorating conditions--receive the efforts of this program. It is hoped that as citizens see the positive results of the program, they, too, will take a more active role in preserving their neighborhoods and become involved in activities that prevent neighborhood blight and foster community pride.

PROJECT-BASED TENANT ASSISTANCE PROGRAMS (6)

Public Housing - The Housing Authority of the County of Santa Barbara owns and manages Evans Park, which consists of 150 low income public housing rental units, a park, and a community recreation building, for low income families. The Housing Authority continually seeks input from the residents and encourages their involvement in management activities. More public housing units are needed, and the Housing Authority will continue to apply to the Department of Housing and Urban Development (HUD) for funds to provide these additional units.

Section 202 - Valentine Court is a project done under the Section 202 Program which provides 35 studio or one-bedroom rental units for low income elderly, physically handicapped, or developmentally disabled persons. The City entered into an agreement with Peoples' Self-Help Housing Corporation to sponsor, develop and manage the project, which was completed in June of 1990. There is a need for another phase to this project with two-bedroom units to accommodate those elderly or disabled residents who need in-home care or handicapped residents who have children.

Section 236 - Union Plaza, a project done under the Section 236 Program, is a seven-story structure with 122 one-bedroom apartments designed to accommodate low income elderly persons. It also includes a community recreation building. Central Plaza, also done under the Section 236 Program, consists of 112 garden style apartments for low income families. The project includes a park with play areas. Both projects are owned and managed by the Teamsters Union.

TENANT-BASED TENANT ASSISTANCE PAYMENTS PROGRAMS (7)

Through the Section 8 Housing Assistance Payments Program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible low income tenants who cannot afford market rates without a subsidy. Families with certificates must rent approved units at fair market rents, and the subsidy represents the difference between 30 percent of the monthly income and the approved rent for an adequate housing unit. The program also includes a voucher option which permits families to rent units beyond the fair market rents; the family must pay any rent difference. This program, funded through HUD, seeks to encourage low income persons to find housing in publicly-assisted units throughout the community rather than impacting any one particular area. Currently there are 1,106 Section 8 Certificates and Vouchers under contract in Santa Maria. The Housing Authority continues to apply for new funds to increase Section 8 assistance.

HCD administers the federally funded Aftercare housing program which provides Section 8 assistance to mentally and physically handicapped outpatients who are otherwise unable to afford adequate housing. Potential recipients apply for these funds through the Housing Authority. There are presently 31 recipients of Aftercare assistance in Santa Maria.

☐ **FAIR HOUSING PROGRAM** (8)

The City of Santa Maria adopted an anti-discrimination ordinance as part of its housing policy. The City supports the local Fair Housing Council with a financial and philosophical commitment. The housing programs sponsored by the City promote housing opportunities for all persons within the community. The Legal Aid Foundation of Santa Barbara County, under contract with the City, conducts fair housing activities. These include the preparation of a fair housing assessment, educational presentations before community groups, testing of fair housing practices for rental housing, development of educational materials, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community.

☐ **RESIDENTIAL REHABILITATION LOAN PROGRAM** (9)

This program, initiated in late 1979, assists in the improvement and upgrading of the existing housing stock in the City by offering home improvement loans to very low and low income home owners. Building code standards are guaranteed in conjunction with the program. Loan proceeds may be used for repair of plumbing, heating, and electrical systems, roofing, remodeling, room additions to correct over-crowded situations, and handicap accessibility improvements. The maximum loan amount is currently $25,000, but the City is exploring the possibility of reducing this amount in order to help more households with urgent needs.

Two types of loans are offered. Low interest loans are financed through a major bank and CDBG funds are used to reduce the interest rate from the current market rate to the current program rate of 4 percent. Deferred loans are available only to low-income elderly or handicapped persons and to lower income home owners in the Neighborhood Conservation Program target areas. CDBG funds provide the total amount of the loan proceeds, and the City maintains a lien against the property. No interest is charged, and payment of the loan is deferred until the property changes ownership. Since the inception of these programs, 120 rehabilitation loans (79 low interest and 41 no interest deferred) have been funded.

☐ **ENERGY COMPLIANCE AND CONSERVATION** (10)

It is recognized by the City that energy conservation plays a vital role in providing decent, affordable housing. The City Building Division enforces California Title 24 -- Building Energy Efficiency Standards -- for all new construction in the City. The City will solicit information from local utility providers about conservation programs, rebates, and low-income assistance programs through those companies.

Community Action Commission of Santa Barbara County (CAC) provides weatherization and energy conservation home improvements, such as the installation of insulation, window caulking, and water-conserving fixtures, to low and very low income households, with preference given to seniors. Emergency grants are also available for the payment of utility bills. CDBG funds have been allocated for use with CAC funds in order to assist more households under this program.

☐ **CODE ENFORCEMENT PROGRAM** (11)

Enforcing housing and building codes directly links to ensuring the safe and habitable condition of the housing stock, and thus the continued viability of neighborhoods. Code violations involving immediate health or safety hazards are handled without the need for a complaint. Alleged violations involving public welfare issues are pursued only after a complaint is received. Complaints will normally come directly from citizens, from officials on behalf of citizens, or from staff as a consequence of observations in the normal course of duties (e.g., inspections and permitting). When a violation is found, steps are taken to correct the problems. Sometimes, assistance for the homeowner may be available through the Residential Rehabilitation Loan Program.

☐ **SUPPORTIVE HOUSING FOR HOMELESS PERSONS** (12)

CDBG and/or General Funds are allocated annually to the Transitional Center for Women and Children, which is the only transitional housing in Santa Maria. Women and children, including those with drug and alcohol problems, receive housing here for up to 90 days. There exists no transitional housing for men at this time. The Non-Profit Facilities Program is available to these agencies for physical development activities. There is a need for transitional housing which houses men as well as women and children, and this program could aid in the funding of such a project.

CDBG and/or General Funds allocations annually go to public service agencies providing emergency shelter and services. The Non-Profit Facilities Program is available to these agencies for physical development activities.

CDBG and/or General Funds allocations annually go to public service agencies providing support services to the homeless. Such services consist of counseling, medical relief, and transportation. The Non-Profit Facilities Program is available to these agencies for physical development activities.

☐ **LAND BANKING** (13)

Land banking by the City plays an important role in facilitating affordable housing. The City acquires land through direct purchase or land dedications and works with non-profit corporations to develop housing projects which help meet community needs.

The City continues to seek appropriate housing sites and, when funds are available, to purchase these sites with CDBG or General Fund monies. Restrictions on resale or transfer are placed on the property in order to maintain affordability.

COORDINATION OF RESOURCES

FEDERAL

- Community Development Block Grant (CDBG)

The City of Santa Maria is a CDBG Entitlement City; that is, funds are allocated to the City annually by the U.S. Department of Housing and Urban Development (HUD). These funds will be used to create and support new housing opportunities through the Housing Incentives Program. They will also be used to maintain and upgrade the existing low income housing stock and preserve low income neighborhoods through the Residential Rehabilitation Loan Program and the Neighborhood Conservation Program. CDBG funds will promote and provide services that prevent discrimination and eliminate barriers to housing through the Fair Housing Program. The housing and services needs of homeless persons and persons with special needs will be addressed with CDBG funds through the Public Services Program and the Non-Profit Facilities Program.

- Home Investment Partnership Act (HOME)

HOME was enacted as Title II of the Cranston-Gonzales National Affordable Housing Act. The City did not receive a formula grant under this program. Funds may, however, be obtained by applying for a HOME grant through the State from its allocation. Peoples' Self-Help Housing Corporation (PSHHC) has expressed an interest in applying for a grant with the City. Funds may be used for rehabilitation, substantial rehabilitation, new construction for unmet needs such as units for large families, SRO's (Single Room Occupancy units), handicapped units, etc., acquisition and tenant based rental assistance. Funds are heavily targeted to low and very low income families with an emphasis on rental housing. Homeownership programs are limited to first time buyers.

- Homeownership and Opportunity for People Everywhere (HOPE)

Also enacted as part of the National Affordable Housing Act, HOPE has a program for multifamily homeownership (HOPE 2) and for homeownership of single family homes for a first time homebuyer (HOPE 3). The programs provide grantees with assistance to initially acquire and rehabilitate properties owned by Federal, State or local governments. Eligible applicants are private nonprofit organizations and public agencies in cooperation with private nonprofit organizations. There are no projects proposed under these programs in the City at this time.

- Farmers Home Administration (FMHA)

Section 514/516 Farm Labor Housing loans and grants are available to help finance the construction, rehabilitation or purchase of rental housing for farmworkers. PSHHC has obtained a loan commitment under this program for 90 percent of the construction costs of the Boone Street Farmworkers Apartment Project, and a grant which will provide rent subsidies for 30 years.

- Section 8 Lower Income Housing Assistance Program

The Housing Authority of the County of Santa Barbara applies to HUD for program funds which provide subsidies, through certificates and vouchers, to eligible low income tenants who cannot afford market rate housing. The program now includes Family Self-Sufficiency Assistance, a program aimed at helping families achieve economic independence from government assistance by providing education, training and other support services.

- Section 202 Housing for the Elderly or Disabled

This program, funded through HUD, provides for rental or cooperative housing and related facilities for the elderly or disabled and supportive housing for the elderly. Direct low interest loans finance the construction or rehabilitation of the buildings. Private nonprofit corporations and consumer cooperatives are eligible to apply for these funds; public bodies are not eligible. PSHHC obtained construction financing, as well as Section 8 rental assistance, for the Valentine Court project through this program. A similar project may be undertaken in the future.

- Stewart B. McKinney Homeless Assistance Act

The McKinney Act includes nearly twenty different provisions to address the needs of homeless people by providing for emergency shelter, food, health care, mental health care, housing, education programs, job training and other community services. Santa Barbara County Human Services Commission and other homeless providers apply for funding through programs under this act including the following:

Emergency Food and Shelter Program (FEMA)
Emergency Shelter Grants Program (ESG)
Supportive Housing Demonstration Program (Transitional Housing and permanent housing for the handicapped.)
Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)
Section 8 Moderate Rehabilitation for SRO dwellings
Interagency Council on the Homeless
Veterans Domiciliary Space
Care for Chronically Mentally Ill Veterans
Labor Health and Human Services Education
Primary Health Care for the Homeless
Community Mental Health Services for the Homeless
Mental Health Demonstration Project
Alcohol and Drug Demonstration Projects
Homeless Children Education Grants
Literacy Program for Adults
Community Service Block Grants (EHP)
Job Training Programs
Surplus Property for Use as Homeless Facilities

- Title III Older Americans Act

The Central Coast Commission for Senior Citizens-Area Agency on Aging (AAA) has the responsibility of applying for and allocating Title III funds. These include Title III-B Supportive Services, Title III-C Nutrition Services, Title III-D In Home Services for Frail Older Individuals, Area Agency on Aging Operations, and Title III-G Elder Abuse.

STATE

- California Self-Help Housing Program (CSHHP)

Funded through the State Department of Housing and Community Development (HCD), this program is designed to assist low and moderate income households to build or rehabilitate their own homes. The program provides technical assistance grants to nonprofit corporations and local governments for administrative and support services provided to self-help builders. These services include training and supervision of self-help builders, loan packaging and counseling, self-help housing workshops, and office costs associated with self-help housing groups. Deferred mortgage assistance loans, another component of the program, are available only for low income households. PSHHC received technical assistance grants and a zero interest loan for land acquisition through this program for the Oak Valley Self-Help project. They may again seek funding through this program for a future self-help project.

- Urban Redevelopment Loan Program

This program is funded through HCD. Loans are made to local governments, housing authorities, or nonprofit corporations for site acquisition and preparation, fees, and bonding expenses. PSHHC received a loan under this program for the Boone Street Farmworkers Apartment Project.

- Farmworker Housing Grant Program

50 percent matching grants are provided by HCD to local agencies and nonprofit corporations for construction of farmworker housing. PSHHC has obtained such a grant for the Boone Street Apartments. They also received a land acquisition grant for the Oak Valley project which will be rolled over as mortgage assistance to 13 farmworker families.

- Home Purchase Assistance Program (HPA)

This program, offered through the California Housing Finance Agency (CHFA), assists qualified lower income, first time homebuyers by providing funds through a deferred payment second loan. The HPA loan is subordinate to a CHFA first mortgage under the Home Mortgage Purchase Program. These programs are providing first and deferred second mortgages for the Oak Valley project.

- Mobilehome Park Resident Ownership Program (MPROP)

MPROP, funded through HCD, provides loans to assist eligible mobilehome park resident organizations to purchase their mobilehome parks, convert parks to resident ownership, and reduce the cost of mobilehome park ownership to an affordable level for eligible buyers. Local public entities and mobilehome park resident organizations must apply as co-applicants. It is expected that the City and the Casa del Rio Mobile Estates Resident Organization will apply for funding during the next cycle. If awarded, the funds will be used for individual loans which will provide long term financing to low income park residents for the purchase of their lots in the mobilehome park.

LOCAL

- City General Funds

Historically, the City has made General Fund monies available to assist in the development of affordable housing and to support public service activities as needed. For example, General Funds have been used for land banking, public improvements, and deferred second trust deeds. Oak Valley is a good example of a project where all three practices have been used.

- Santa Barbara County In-Lieu Fees

Santa Barbara County has an inclusionary zoning requirement which can be satisfied by the payment of an in-lieu housing fee. Collected fees are disbursed by the County, in the same Housing Market Area from which they were collected, to housing sponsors/developers who will provide the required affordable units. A grant has been allocated to the Boone Street Apartments project under this program.

PRIVATE

- Community Reinvestment Act Program

In response to the Community Reinvestment Act, which requires banks to reinvest in their communities' local housing needs, lending institutions have begun pooling their resources to provide below-market financing to developers of affordable housing. Wells Fargo Bank, one of the more active banks in this program, provided PSHHC with a land acquisition and construction loan for the Oak Valley project.

- Private Foundations

Private foundations, such as United Way and Santa Barbara Foundation, allocate funds to public services.

PART VI

PUBLIC PARTICIPATION

Part VI outlines the public participation component of the Housing Element. It describes the efforts to involve the general public in the preparation of the Housing Element. It includes written comment summaries with a written response to comments.

PUBLIC PARTICIPATION PROCESS

In compiling the data and information needed for the Comprehensive Housing Affordability Strategy (CHAS) it was necessary to consult with many groups and agencies in the Santa Maria area. The CHAS has been incorporated into the Housing Element, wherever appropriate, and was instrumental in the Needs Assessment Section. Input for the CHAS was obtained from the following:

Housing Authority of the County of Santa Barbara
Santa Barbara County Mental Health and Public Health Services
State Employment Development Department
Peoples' Self-Help Housing Corporation
Good Samaritan Shelter Inc.
Community Action Commission of Santa Barbara County
Legal Aid Foundation of Santa Barbara County
Catholic Charities
Salvation Army
Klein Bottle Youth Programs
Shelter Services for Women
Santa Barbara Family Care Center
Independent Living Resource Center
Tri-Counties Regional Center
Santa Maria Independent Living Environment (SMILE)
Area Agency on Aging

These following agencies received a copy of the public hearing draft Housing Element. Additionally, further outreach efforts into the community have been made through government agencies, churches, other community-based organizations, and housing advocates. Specifically included in the distribution of the public hearing draft Housing Element are:

Santa Maria Valley Chamber of Commerce
Santa Maria Valley Economic Development Association
Santa Maria Valley Contractors Association
Santa Maria Board of Realtors
Santa Barbara County Association of Realtors
Building Industry Association
Community Action Commission
Grower-Shipper Vegetable Association
Santa Maria Association for the Retarded
Valley Community Hospital
Santa Maria-Bonita Elementary School District
Santa Maria Joint Union High School District
Santa Barbara County Resource Management Department
Santa Barbara County Association of Governments
League of Women Voters
California Rural Legal Assistance
American Association of Retired Persons

Copies of the draft Housing Element are available through the Community Development Department and may be viewed at the Santa Maria Public Library.

It should be noted that the CHAS was prepared in conjunction with and is in conformance with this Housing Element update of the City's General Plan. New information obtained for preparation of the Housing Element will be incorporated back into the CHAS, which requires annual update and monitoring. The five-year CHAS must be revised for FY 94-99, and, in turn, the updated CHAS will be the basis for future Housing Element updates.

ANNUAL REVIEW

The opportunity to review the Housing Element will be available with the review of each CHAS One-Year Report. Additionally, the City Council may direct staff to prepare special reports leading to topical updates of the Housing Element. The status of compliance with the adopted Regional Housing Needs Plan, described in Part III, must be included in the Annual Report to the City Council on the status of, and progress towards implementation of, the General Plan.

PART VII

EVALUATION OF PREVIOUS QUANTIFIED OBJECTIVES

Part VII of the 1992-97 Housing Element reviews the goals, policies, objectives and implementation programs of the 1987-92 Housing Element. By comparing the quantified objectives contained in the 1987-92 Housing Element with the performance of the City over the past five years, the differences between objectives and the degree of attainment of those objectives can be determined. Part I contains this analysis as well as a description of the program changes made to the 1992-97 Housing Element.

HOUSING PRODUCTION GOAL

It is the goal of the City of Santa Maria that housing production meet the identified housing needs of the community as well as maintaining the character of its residential communities.

HOUSING PRODUCTION POLICIES

- Land use and zoning designations will be reviewed annually to assure compatibility with current development patterns.
- Changes in the character of residential neighborhoods, most notably increased densities, and methods for adapting to such changes while maintaining the integrity and viability of the neighborhood will be reviewed.
- Vacant and/or underutilized parcels which are suitable for development of a variety of housing types are to be inventoried regularly.
- The quality of housing units for lower-income households must be designed to be compatible with other residential housing to promote a balanced residential community.
- Manufactured housing production will be encouraged as a prescribed method of reducing the cost of construction.
- Mixed residential and commercial uses will be allowed when compatible with the existing community.
- Residential developer's will be required to consider the City of Santa Maria's adopted housing policies and programs when submitting development proposals.
- Balance employment opportunities with the provision of housing.

Quantified Objectives

1. State and Federal Financing

Coordination:	City Council/City Administrator/Community Development Department
Product:	250 Units
Funding:	General Funds for Staff Time
Implementation:	Ongoing

Synopsis: Actively pursue funding at the state and federal level to provide housing loans and subsidies for the construction and purchase of housing for low and moderate income households. Advocate legislation and funding for housing production as a state and federal priority.

Results: The City assisted Peoples' Self-Help Housing Corporation and the Community Housing Corporation in the production of approximately 172 dwelling units. Levels of Advocacy were insufficient to influence increased Federal and State funding of programs.

Response of the Housing Element Update: *The update relies less on State and Federal funding sources. The fiscal crisis in the federal and state governments translates into less money available for housing in the City. The City anticipates funding levels to be less than 60 percent of the previous five-year appropriations.*

2. Local Financing Tools

Coordination: City Council/City Departments
Product: 534 Housing Units
Funding: Program Financing
Implementation: Immediate and Ongoing

Synopsis: Analyze local financing tools such as assessment districts, redevelopment project increment financing, local bond authority and applying true cost for services for applicability to the City of Santa Maria. The purpose is to provide financing for housing production and the provision of services and facilities associated with the increased population.

Results: General Fund monies were used to purchase the Oak Valley property (137 units) with $1.57 million in real property value committed to deferred third trust deeds. The City Council deferred payment of City fees for the Meridian Apartment Project (236 units built). In 1991, a recreation facilities bond issue failed to receive voter approval. In 1992, an elementary school bond issue failed to receive voter approval.

Response of the Housing Element Update: ***Santa Maria's tax increment financing obligations extend to the year 2024. Because this is the primary means of financing affordable housing programs at the local level, other programs must be substituted. The level of participation is expected to be comparable with the 1987-1992 Housing Element. There may be increased fee deferral activities for qualified housing projects.***

3. Examining Standards for Building Sites

Coordination: Community Development Department
Product: 250 Units
Funding: General Funds for Staff Time
Implementation: Immediate and Ongoing

Synopsis: Examine sites and current zoning to assure adequacy for meeting the identified housing needs of the community. The proportion of residentially designated areas must be proportionate to other zoning designations while allowing for adequate housing production. When efficient and effective, sites will be rezoned to encourage greater housing production.

Results: The City created a small lot single family residential zoning which added 53 built homes and 232 more potential units to the supply of housing. Since 1982, rezoning from non-residential uses to residential uses accounted for a potential 1,127 units; 493 units have been constructed from 1982 to date as a result of these rezoning actions.

RESPONSE OF THE HOUSING ELEMENT UPDATE: THE POTENTIAL FOR HOUSING PRODUCTION WITH REDUCED SITE STANDARDS IS SIGNIFICANT. USUALLY, THERE IS A MARKET FOR REDUCED STANDARD BUILDING SITES IF THE COST SAVINGS ARE PASSED THROUGH TO PURCHASERS OF THE HOUSING. HOWEVER, SMALL LOTS DO NOT GUARANTEE MORE AFFORDABLE HOUSING. LAND PURCHASED AT LOWER (INDUSTRIAL --IF SUITABLE FOR RESIDENTIAL USE) VALUES MAY ALLOW FOR THE CONSTRUCTION OF DECENT, MORE AFFORDABLE HOUSING BECAUSE THE AREA CONTAINS FEWER AMENITIES.

4. Site Development Standards

Coordination:	Planning Commission/Community Development
Product:	Increase the Affordability of Housing Units
Funding:	General Funds for Staff Time
Implementation:	Immediate and Ongoing

Synopsis: Review and evaluate site development and residential unit construction standards. Design and development criteria which substantially add to the cost of housing but which are not essential to providing basic quality housing would be reviewed on a case-by-case basis.

Results: The results have been noted in #3 above.

RESPONSE OF THE HOUSING ELEMENT UPDATE: THE POTENTIAL FOR HOUSING PRODUCTION WITH REDUCED SITE STANDARDS IS SIGNIFICANT. USUALLY, THERE IS A MARKET FOR REDUCED SITE AND CONSTRUCTION STANDARDS IF THE COST SAVINGS ARE PASSED THROUGH TO PURCHASERS OF THE HOUSING.

5. Matching Infrastructure and Housing

Coordination:	Community Development and Public Works Department
Product:	Service Demands Adequately Met
Funding:	General Funds-Special Fund Sources (Grants)
Implementation:	Ongoing

Synopsis: Analyze relationship of available public facilities and services to sites suitable for residential development to assure demand for services is met. Designate development sites in which affordable housing is located as priority recipients of capital improvements.

Results: The Capital Improvement Program is being implemented to improve infrastructure deficiencies on a Citywide basis. Deficiencies in low income areas are given priority with CDBG funding. Boone Street Apartments (67 farm worker housing units) are being assisted with CDBG funded improvements and sponsored by Peoples' Self-Help Housing Corporation.

RESPONSE OF THE HOUSING ELEMENT UPDATE: THE UPDATE RECOGNIZES THAT BUILDING IN AREAS WHERE SERVICES ALREADY EXIST DOES NOT ADD SIGNIFICANT COSTS IN THE FORM OF OFF-SITE IMPROVEMENTS. CDBG FUNDS CAN CONTINUE TO BE USED TO OFF-SET EXTRAORDINARY COSTS WHENEVER APPROPRIATE.

6. Permit Processing

Coordination: Community Development Department
Product: Incentive for Affordable Housing Production
Funding: General Funds for Staff Time
Implementation: Ongoing

Synopsis: The City has established a one stop, "fast track" permit process. The Community Development Department coordinates the review and decision-making on required permits as well as providing information regarding the status of all applications and permits for residential developments.

Results: The Residential Development list is updated twice a year and is available to the public for a nominal charge. Other information is readily available to assist in the development of housing projects. Staff is available to discuss processing of project applications.

Response of the Housing Element Update: *The update recognizes that development decisions should be based on clear and accurate information. The permit processing of the City attempts to gather, organize, and distribute the information needed by applicant/developers, staff, Planning Commission, and City Council. The City recently formed an inter-departmental committee to look at development procedures and determine how the process can be streamlined or if procedures can be eliminated.*

7. Density Bonuses

Coordination: Planning Commission Approval/Community Development Department
Product: Number of Units to be Determined
Funding: General Funds for Staff Time
Implementation: Immediate - Annual Review

Synopsis: Providing incentive in the form of increased density than would otherwise be allowed under the current zoning designation for developers willing to construct affordable housing units.

Results: No new units were applied for because of the Density Bonus provisions contained in the General Plan. The City has been amicable to amending the Land Use Element to accommodate density increases without imposing affordability conditions. Valentine Court, a City sponsored project, received a 25 percent density bonus (7 additional units built).

Response of the Housing Element Update: *The update recognizes that affordability can be achieved through the free-market. Without imposing additional levels of government, the costs of administering density bonus conditions can be avoided and nearly the same, or more, housing can be produced. As experience has shown, density bonuses may be a partial solution to the affordable housing puzzle, but density bonuses will not generate significant numbers of dwelling units over the next 5-year period.*

8. Mixed Use Development/Adaptive Re-Use

Coordination:	Community Development Department
Product:	1,110 Units
Funding:	Private Market/State of California Department of Housing and Community Development
Implementation:	Ongoing

Synopsis: Under-utilized and/or abandoned commercial or industrial property to be used for residential purposes through the use of zoning incentives and/or state funded housing program.

Results: The City Council updated the Land Use Element to allow residential units above ground-level commercial uses. It also created a Historic Overlay zone to help preserve some of the older housing stock in the City. Commercial Professional Office zones allow Senior Citizen housing up to 30 dwelling units per acre. The Holiday Inn was rezoned to CPO and converted into 125 senior units. Additional results are also noted in #3. This includes the rezoning of commercial and industrial acreage, when suitable for residential uses, in the City.

Response of the Housing Element Update: *There is a significant potential for mixed use development in urban infill areas and future annexation areas of the City. The potential for adaptive re-use is small because of limited market appeal. However, expectations may change with increased pedestrian and transit oriented developments.*

9. Manufactured Housing

Coordination:	Community Development Department
Product:	Residential Units as Permitted by Zoning Ordinance
Funding:	General Funds for Staff Time
Implementation:	Immediate and Ongoing

Synopsis: Actively encourage the production of housing units with new technology which reduces the ultimate cost of the units. Sites should be identified throughout the city which are suitable for manufactured housing development.

Results: No manufactured housing was used to infill vacant City lots. Two mobile home parks were added to the housing Stock. One park (210 spaces) is for adults only; the other park (134 spaces) is for families.

Response of the Housing Element Update: *Developers have shied away from the manufactured housing product for a variety of reasons, but mostly because financing (rates) typically cost between two and four percent more than rates for financing projects with standard construction techniques. The lack of public interest does not mean that manufactured housing is not viable. With proper incentives, the manufactured house could become an integral part of the affordable housing solution.*

10. Annexation Program

Coordination:	City Council, City Administrator, Community Development Department
Product:	5,615 Units
Funding:	Public and Private Funds
Implementation:	Immediate and Ongoing

Synopsis: Actively encourage residential development through annexation of land suitable for development.

Results: The City initiated a Sphere of Influence Boundary Amendment and Concurrent Annexation Study, EIR, and Specific Plans. Public hearings on the project commenced in late 1991. The City anticipates the project to go before LAFCO in mid- 1993. The City completed four annexations of 251.58 acres with a potential for 929 dwelling units during the period of the Housing Element. 344 mobile home spaces have been the product of these annexations to date.

Response of the Housing Element Update: *Because the process requires many sequential actions by various agencies, annexations occur slowly. With the current program, the City anticipates about 8,000 new housing units, built over a 20-year period. Market fluctuations will determine the precise timing of the housing development. However, it is reasonable to assume that 2,000 or more units can be built in the five years following the first annexation.*

11. Land Banking

Coordination:	Community Development Department
Products:	57 Units
Funding:	Community Development Block Grant
Implementation:	Immediate and Ongoing

Synopsis: The City to purchase property and/or to use City-owned parcels which will be offered to developers at reduced cost specifically for the development of housing for low- and moderate-income households.

Results: The City has made available 70 lots to the Peoples' Self-Help Housing Corporation and 67 homes were built by Community Housing Corporation in the Oak Valley subdivision owned by the City. The Valentine Court project was built by Peoples' Self-Help on city land for the low-income elderly and handicapped (35 units).

Response of the Housing Element Update: *The prospect for land banking to increase the supply of affordable housing is slight. Because of fiscal constraints, the City's resources will be strained to provide only basic services; a land banking program will be increasingly difficult to maintain.*

HOUSING IMPROVEMENT GOAL

The goal of the City of Santa Maria is to meet the needs of persons currently residing in the City through the improvement of existing housing units and the promotion of greater housing affordability with the creation of a range of housing types.

HOUSING IMPROVEMENT POLICIES

- All applicable federal and state subsidy programs will continue to be used to the greatest extent possible.
- Rehabilitation programs will be offered to upgrade and improve the existing housing stock.
- The elimination of deteriorated housing and the reversal of blighted neighborhood conditions is to be accomplished through neighborhood improvement programs.
- Existing rental inventory will be maintained by limiting condominium conversions.

Quantified Objectives

1. Federal/State Funding for Housing Subsidy

Coordination:	Santa Barbara County Housing Authority
Product:	Increased Rental Unit Inventory through Section 8 Housing Program
Funding:	General Funds for Staff Time
Implementation:	Ongoing

Synopsis: The Section 8 Existing Housing Program provides rental assistance to low and very low income households. Currently, the program provides assistance to low-income renters in 1,079 units. An additional 46 Section 8 certificates have been allocated for the first quarter of fiscal year 1987. Households currently using this program will continue to be provided with assistance.

Results: There are 1,246 Section 8 certificates under contract in Santa Maria and no new certificates have been allocated to the City during the period of this Housing Element.

Response of the Housing Element Update: *Over the next five-year period, the prospects for state and federal housing subsidies appear bleak. The City will struggle to maintain current levels of funding from state and federal sources. Community Development Block Grant (CDBG) funds will continue to be used to subsidize housing.*

2. Combining Public Improvements with Rehabilitation

Coordination: Community Development/Public Works Department
Product: Public Improvements in Neighborhoods
Funding: General Funds/Special Programs
Implementation: Ongoing

Synopsis: Public improvements are coordinated with neighborhood improvement programs. The Planning Commission periodically reviews capital improvement requirements and recommends scheduling for funding allocation at the earliest possible date to encourage private sector residential maintenance and improvement.

Results: To date, street lights have been provided in two target areas totalling 30 City blocks. A contract for street tree installation and bid documents for sidewalk repair in both target areas are being prepared.

Response of the Housing Element Update: *CDBG funds have been targeted for use in designated rehabilitation areas in the City. The long term impact of this program cannot be determined at this time. The program will be continued long enough to establish a track record for future evaluations.*

3. Housing Unit Demolition and Replacement

Coordination: Community Development/Building & Safety Departments
Product: Limited Eliminations from Housing Stock
Funding: General Funds for Staff Time
Implementation: Ongoing

Synopsis: Each requested demolition of a housing unit will be carefully reviewed to determine absolute need for demolition and for rehabilitation potential to avoid unnecessary reduction of housing inventory. When demolition is required, efforts will be directed toward replacing the units in a timely fashion with housing compatible with the existing neighborhood.

Results: From January 1, 1986 to present, 69 demolitions have been permitted through the City Building Division. Approximately 45% of the demolitions resulted from the Westside Redevelopment Project; relocation assistance was provided for the dislocated residents in this project. Other demolitions often resulted in the construction of more housing units than were removed.

Response of the Housing Element Update: *In most cases, the units removed were dilapidated or substandard housing units in need of substantial improvements. Most often, these units were razed to accommodate replacement by multiple dwelling units.*

4. Limitations on Condominium Conversions

Coordination: Community Development Department
Product: Continued Availability of Rental Housing
Funding: General Funds for Staff Time
Implementation: Ongoing

Synopsis: Minimize losses to the rental housing stock by limiting the number of units which can be converted to condominiums.

Results: One condominium conversion has been proposed in the City during the period of this Housing Element. A 150 unit mobile home park is at the Tentative Map stage of development. No displacements are expected to occur with this condominium conversion because of a continuous lease option available to each space tenant.

RESPONSE OF THE HOUSING ELEMENT UPDATE: CONDOMINIUM CONVERSIONS REQUIRE SIGNIFICANT UPGRADES, VERIFICATION OF CONSTRUCTION STANDARDS, AND OTHER REQUIREMENTS WHICH MAKE THE CONDOMINIUM CONVERSION PROCESS UNDESIRABLE FOR MOST DEVELOPERS. EACH CONVERSION IS HANDLED ON A CASE-BY-CASE BASIS; APPROPRIATE CONDITIONS OF APPROVAL ARE IMPOSED AT THE TIME OF APPROVAL.

5. Residential Rehabilitation Loan Program

Coordination: City of Santa Maria Redevelopment Agency
Product: 25 Units Yearly
Funding: Community Development Block Grant
Implementation: Ongoing from 1980

Synopsis: Continued use of Community Development Block Grant funds for low-interest and no-interest deferred loans for housing rehabilitation program. Building code standards are guaranteed in conjunction with the program to maintain and preserve existing housing stock up to code.

Results: Since inception of the program, a total of 120 rehabilitation loans have been funded, 79 of them low-interest, and 41 no-interest deferred loans. Since January of 1986, 66 loans have been funded, 26 of them low-interest, and 40 no-interest deferred loans.

RESPONSE OF THE HOUSING ELEMENT UPDATE: THE PROGRAM ISSUES AN AVERAGE OF 11 LOANS PER YEAR; $14,300 HAS BEEN THE AVERAGE LOAN AMOUNT SINCE PROGRAM INCEPTION. THE CHAS GOAL IS "ABOUT 10" LOANS PER YEAR. THE UPDATED HOUSING ELEMENT HAS BEEN MODIFIED TO THE SAME OBJECTIVE. AT THE SAME TIME, THE PROGRAM LIMITS ARE UNDER CONSIDERATION FOR MODIFICATION AND AMENDMENT. THESE CHANGES COULD INCLUDE:

- *MAKING ALL LOANS IN THE NEIGHBORHOOD CONSERVATION PROGRAM TARGET AREAS DEFERRED NO-INTEREST LOANS*
- *LIMIT LOANS TO WORK ON BUILDING CODE VIOLATIONS AND EXTERIOR IMPROVEMENTS*
- *ISSUE SMALL VALUE LOANS TO INCREASE THE TOTAL NUMBER OF LOANS.*

6. Rental Rehabilitation Loan Program

Coordination:	City of Santa Maria Redevelopment Agency
Products:	Ten units are anticipated for the 1986-87 Program Year
Funding:	HUD Administered Rental Rehabilitation Program
Implementation:	As of October 1, 1986 through June 30, 1987

Synopsis: Use of Rental Rehabilitation Program funds for low-interest loans for rental rehabilitation. Building code standards are guaranteed in conjunction with the program to maintain and preserve existing housing stock. Cooperative efforts with the County of Santa Barbara Housing Authority assure low-income residency in rehabilitated rental units.

Results: No rental units were rehabilitated. Due to a lack of public interest, the program no longer exists.

HOUSING MAINTENANCE GOAL

The quality, safety and habitability of housing within the City of Santa Maria is to be maintained. The quality and integrity of the residential communities within the City of Santa Maria is to be continued.

HOUSING MAINTENANCE POLICIES

- Monitoring the physical conditions of the existing housing stock and neighborhoods and enforcement of neighborhood standards.
- Provision of City services which assist in maintaining the quality of the housing stock and the residential community in general.
- Provision of programs designed to prevent housing deterioration and the replacement of housing stock which is not suitable for rehabilitation.
- Prevention of discrimination in housing based upon arbitrary considerations such as age, sex, ethnicity, religion, marital status, presence of children, etc.

Quantified Objectives

1. Code Enforcement

Coordination:	Building and Safety Department
Product:	Healthy and Maintained Neighborhoods
Funding:	General Funds for Staff Time
Implementation:	Ongoing

Synopsis: Maintain an active code enforcement program of regular inspection of neighborhoods and housing to assure the housing stock remains in habitable condition for the greatest length of time.

Results: The first full-time code enforcement officer was hired by the City in July 1988. Currently there are two full-time code enforcement officers and one part-time planning/code enforcement aide. On January 1, 1989, there was a backlog of 749 complaints. Since then, the code enforcement bureau has been receiving an average of 59 complaints per month. On average, 6 complaints are not violations or are referred to other agencies, and 52 complaints are abated each month.

RESPONSE OF THE HOUSING ELEMENT UPDATE: THE CODE ENFORCEMENT FUNCTION HAS BEEN TRANSFERRED TO THE CITY ATTORNEY DEPARTMENT. BUDGET CONSTRAINTS HAVE LED TO THE ELIMINATION OF THE PART-TIME CODE ENFORCEMENT AIDE POSITION FOR FY 92-94 TWO-YEAR BUDGET. VIGOROUS ENFORCEMENT WILL BE LIMITED TO THE MORE SERIOUS (PUBLIC HEALTH AND LIFE/SAFETY) VIOLATIONS. ENFORCEMENT INVESTIGATIONS ARE BEING MADE IN RESPONSE TO ONLY WRITTEN COMPLAINTS RECEIVED.

2. Home Improvement Programs

Coordination:	Community Development Department
Product:	Quality Neighborhoods Maintained
Funding:	City Funds for Staff Time
Implementation:	Continuing

Synopsis: Provide informational brochures regarding available home improvement/rehabilitation loan programs to residents. Increase community awareness of self-help and rehabilitation assistance. Encourage neighborhood pride and self-reliance through neighborhood associations (such as homeowners' associations in condominiums).

Results: Brochures describing the Residential Rehabilitation Loan Program are available to the public. A neighborhood improvement brochure informing people of City codes is now being developed. The target neighborhoods in the Neighborhood Conservation Program will be informed of the availability of Residential Rehabilitation loans.

Response of the Housing Element Update: There is no program modification.

3. Equal Opportunity in Housing

Coordination:	City Administrator and Community Development Director
Product:	Equal Housing Opportunities
Funding:	General Funds for Staff Time
Implementation:	Ongoing

Synopsis: Promote equal opportunity in housing by avoiding economic segregation and discrimination based upon age, sex ethnicity, religion, marital status and any other arbitrary considerations.

Results: The City has three permanent displays housing printed informational materials concerning fair housing legislation and describing the procedure for lodging housing discrimination complaints. The information is also available in Spanish translation. A proclamation was adopted by the City Council on April 2, 1991, declaring April as Fair Housing Month. During that month, an educational activity book developed by the City was distributed to 6,540 students in the Santa Maria-Bonita School District, grades one through six. The Legal Aid Foundation of Santa Barbara County is under contract with the City to assist in conducting fair housing activities, which include the preparation of a fair housing assessment (the initial draft has been prepared), educational presentations before community groups, testing of fair housing practices for rental housing (testers were sent to five apartment complexes to test for racial discrimination), development of educational materials, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community.

The Legal Aid Foundation of Santa Barbara County opened an office in Santa Maria that was staffed by an attorney specializing in housing law. Legal Aid Foundation furnished representation in 211 housing cases between October 1, 1991 and September 30, 1992.

RESPONSE OF THE HOUSING ELEMENT UPDATE: *THERE IS NO NEED FOR PROGRAM MODIFICATION. THE FAIR HOUSING ASSESSMENT (DRAFT) WILL BE REVISED, BY THE COMMUNITY DEVELOPMENT DEPARTMENT STAFF, TO REFLECT 1990 CENSUS DATA. THE QUANTIFIED OBJECTIVE WILL BE INCREASED TO 200 HOUSING CASES PER YEAR.*